



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

Promoting the wise use of land  
Helping build great communities

|   |   |  |                                    |
|---|---|--|------------------------------------|
| <b>MEETING DATE</b><br>January 6, 2006<br><b>LOCAL EFFECTIVE DATE</b><br>January 20, 2006<br><b>APPROX FINAL EFFECTIVE DATE</b><br>February 10, 2006  | <b>CONTACT/PHONE</b><br>Kerry Brown, Project Manager<br>805-781-5713  | <b>APPLICANT</b><br>Arthur Anderson          | <b>FILE NO.</b><br>DRC2005-00002   |
| <b>SUBJECT</b><br>A request by Arthur Anderson for a Minor Use Permit/Coastal Development Permit to allow to allow a 4,738 square foot single family residence with attached garage. The project will result in the disturbance of approximately 5,000 square feet of a 2.79 acre parcel. The proposed project is within the Residential Suburban land use category and is located at the northern terminus of Starr Court, approximately 80 feet north of Valley View Lane in the community of Los Osos. The site is in the Estero planning area.  |   |  |                                    |
| <b>RECOMMENDED ACTION</b><br>1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.<br>2. Approve Minor Use Permit DRC2005-00002 based on the findings listed in Exhibit A and the conditions listed in Exhibit B  |   |  |                                    |
| <b>ENVIRONMENTAL DETERMINATION</b><br>The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 24, 2005 for this project. Mitigation measures are proposed to address cultural resources, public services / utilities, and transportation / circulation and are included as conditions of approval.   |   |  |                                    |
| <b>LAND USE CATEGORY</b><br>Residential Suburban  | <b>COMBINING DESIGNATION</b><br>Local Coastal Plan, Archaeologically Sensitive, and Coastal Appealable Zone | <b>ASSESSOR PARCEL NUMBER</b><br>074-325-061 | <b>SUPERVISOR DISTRICT(S)</b><br>2 |
| <b>PLANNING AREA STANDARDS:</b><br>No Area Plan standards.<br><i>Does the project meet applicable Planning Area Standards:</i> Not applicable   |   |  |                                    |
| <b>LAND USE ORDINANCE STANDARDS:</b><br>Local Coastal Plan, Coastal Appealable Zone, Archaeologically Sensitive<br><i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion  |   |  |                                    |
| <b>FINAL ACTION</b><br>This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing.<br><br>The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. |   |  |                                    |

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

|   |  |
|---|--|
| EXISTING USES:<br>Vacant  |  |
| SURROUNDING LAND USE CATEGORIES AND USES:<br><i>North:</i> Open Space; State Park<br><i>South:</i> Residential Suburban; residential<br><i>East:</i> Residential Suburban; residential<br><i>West:</i> Residential Single Family; residential |  |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br>The project was referred to the Los Osos Community Advisory Council, Public Works, South Bay Fire Department, California Cities Water, and the California Coastal Commission.                   |  |
| TOPOGRAPHY:<br>Moderately Sloping   | VEGETATION:<br>Morro manzanita, Maritime chaparral |
| PROPOSED SERVICES:<br>Water supply: Community system<br>Sewage Disposal: On-site septic system<br>Fire Protection: County Fire / CDF  | ACCEPTANCE DATE:<br>August 5, 2005                 |

## PROJECT HISTORY

A four-lot cluster parcel map was approved on the site in May of 1997 (CO 95-055). The map recorded on October 15, 2003. A Minor Use Permit for residences on three of the four parcels was approved on October 7, 2005 and appealed on that same day (MUP D010161P). The appeal was not upheld by the Board, and the project was approved however that project is also appealable to or by the Coastal Commission, so the final outcome of that permit is not yet known. The appeal was based on inconsistencies with the Local Coastal Program, specifically compatibility with the surrounding area, and the size of the new residences.

An adjacent neighbor has indicated concerns about the size of the applicant's proposed residence. In an effort to address these concerns, staff is recommended two conditions that will require landscaping and muted colors to minimize the massing of the proposed residence.

## PLANNING AREA STANDARDS:

There are no planning area standards in the adopted Estero Area Plan that apply to this parcel.

## COASTAL ZONE LAND USE ORDINANCE STANDARDS:

### *Section 23.07.120 - Local Coastal Program*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

### *Section 23.01.043 - Appeals to the Coastal Commission (Coastal Appealable Zone)*

The project is appealable to the Coastal Commission because the site is located between the first public road (Los Osos Valley Road) and the ocean.

### *Section 23.07.104 - Archaeologically Sensitive Areas*

The project site is within a mapped Archaeologically Sensitive Area. A Cultural Resource Inventory was previously done, (Gibson, February 1984) for the parcel. The results of the survey found that prehistorical resources are present on the parcel. Since there is substantial

evidence that the site contains cultural resources, monitoring has been required and is a condition of approval.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

***Environmental Sensitive Habitats***

*Policy 1: Land Uses within or adjacent to Environmentally Sensitive Habitats. Although the site is not located in a mapped environmental sensitive habitat, the site supports a federally threatened species (Morro manzanita), the applicant is required to replace all Morro manzanita plants impacted at a 5:1 ratio and place 60% of the parcel 4 in an open space easement.*

***Coastal Watersheds:***

*Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residences will be located on existing lots of record in the Residential Suburban category on a slope less than 20 percent.*

*Policy 8: Timing of new construction: The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all slope and erosion control measures will be in place before the start of the rainy season.*

*Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows the construction of the new garage will not increase erosion or runoff.*

***Archeology:***

*Policy 4: Preliminary Site Survey for Development within Archaeologically Sensitive Areas applies to the project. A Cultural Resource Inventory was previously done, (Gibson, February 1984 ) for the parcel. The results of the survey found that prehistorical resources are present on the parcel. Since there is substantial evidence that the site contains cultural resources, monitoring has been required and is a condition of approval.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: A referral was sent to the Los Osos Community Advisory Council. The advisory did not support the project based on the location of the new residence (outside of the prohibition zone) and the recent Water Management report. LOCAC believes no new home construction should be approved until there is resolution to this issue. LOCAC acknowledged that the project is compatible with their Vision Statement and to the best of their knowledge is in conformance with land use ordinances.

**AGENCY REVIEW:**

County Public Works - Recommend approval, No concerns at this time. Los Osos Road Fees will be due.

County Fire/ CDF -Fire Plan.

California Cities Water - No comment.

Coastal Commission - No response.

Staff report prepared by Kerry Brown and reviewed by Matt Janssen

## EXHIBIT A - FINDINGS

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 24, 2005 for this project. Mitigation measures are proposed to address cultural resources, public services / utilities, and transportation / circulation and are included as conditions of approval.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the new Administrative building project will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is an allowed use and will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Education Drive (off of Highway 1) a (local) road constructed to a level able to handle any additional traffic associated with the project

### *Coastal Access*

- G. The project site is not located between the first public road and the ocean and is not within an urban reserve line. Public access-ways exist within 7 miles from the site; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes a 4738 square foot single family residence with attached garage.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

2. The applicant shall submit plans that show all development consistent with the approved site plan, floor plan, and architectural elevations.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
4. The applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.
5. The applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.40.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance and shall minimize the appearance of the new development when viewed from Valley View Lane. All plants utilized shall be drought tolerant.
6. The applicant shall show evidence that the proposed residences have been exempted from the basin plan discharge prohibition by the Regional Water Quality Control Board.

#### ***Fire Safety***

7. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated August 17, 2005.

#### ***Services***

8. The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.
9. The applicant shall provide a letter from California Cities Water Company stating they are willing and able to service the property.

**Conditions to be completed prior to issuance of a construction permit**

***Environmental Mitigation***

10. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
- a. List of personnel involved in the monitoring activities;
  - b. Description of how the monitoring shall occur;
  - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
  - d. Description of what resources are expected to be encountered;
  - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
  - f. Description of procedures for halting work on the site and notification procedures;
  - g. Description of monitoring reporting procedures.

***Public Works***

11. The applicant shall meet all the requirements of the Department of Public Works.

***Fees***

12. The applicant shall pay all applicable school and public facilities fees.
13. Construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.

**Conditions to be completed during project construction**

***Building Height***

14. The maximum height of the project is 29 feet from finished natural grade.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

***Environmental Mitigation***

15. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.

**Conditions to be completed prior to occupancy or final building inspection / establishment of the use**

***Landscaping***

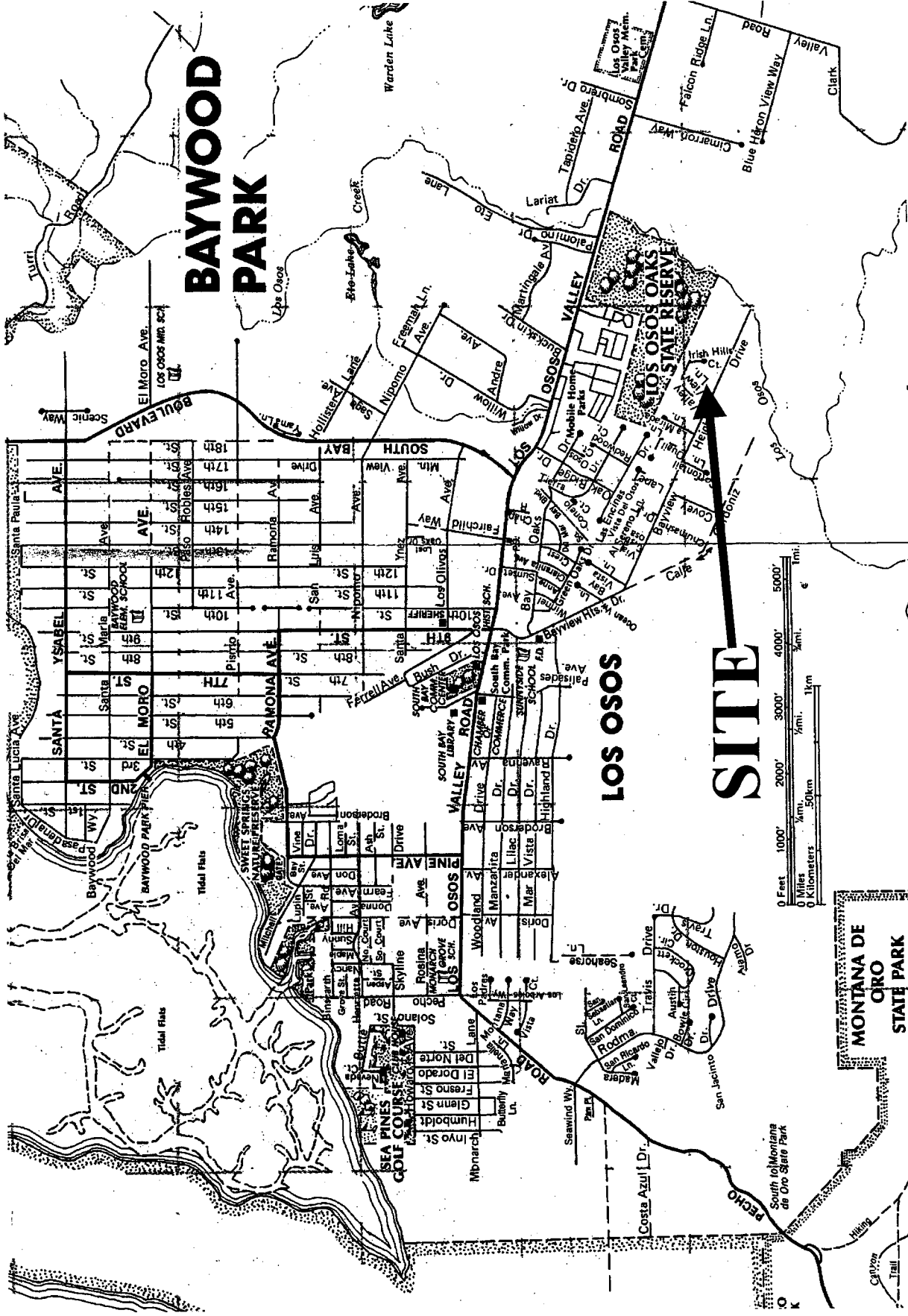
16. Landscaping in accordance with the approved landscaping plan shall be installed. All landscaping shall be maintained in a viable condition in perpetuity.

***Environmental Mitigation***

17. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first,** the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

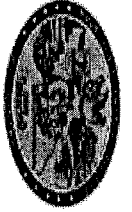
**On-going conditions of approval (valid for the life of the project)**

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



PROJECT

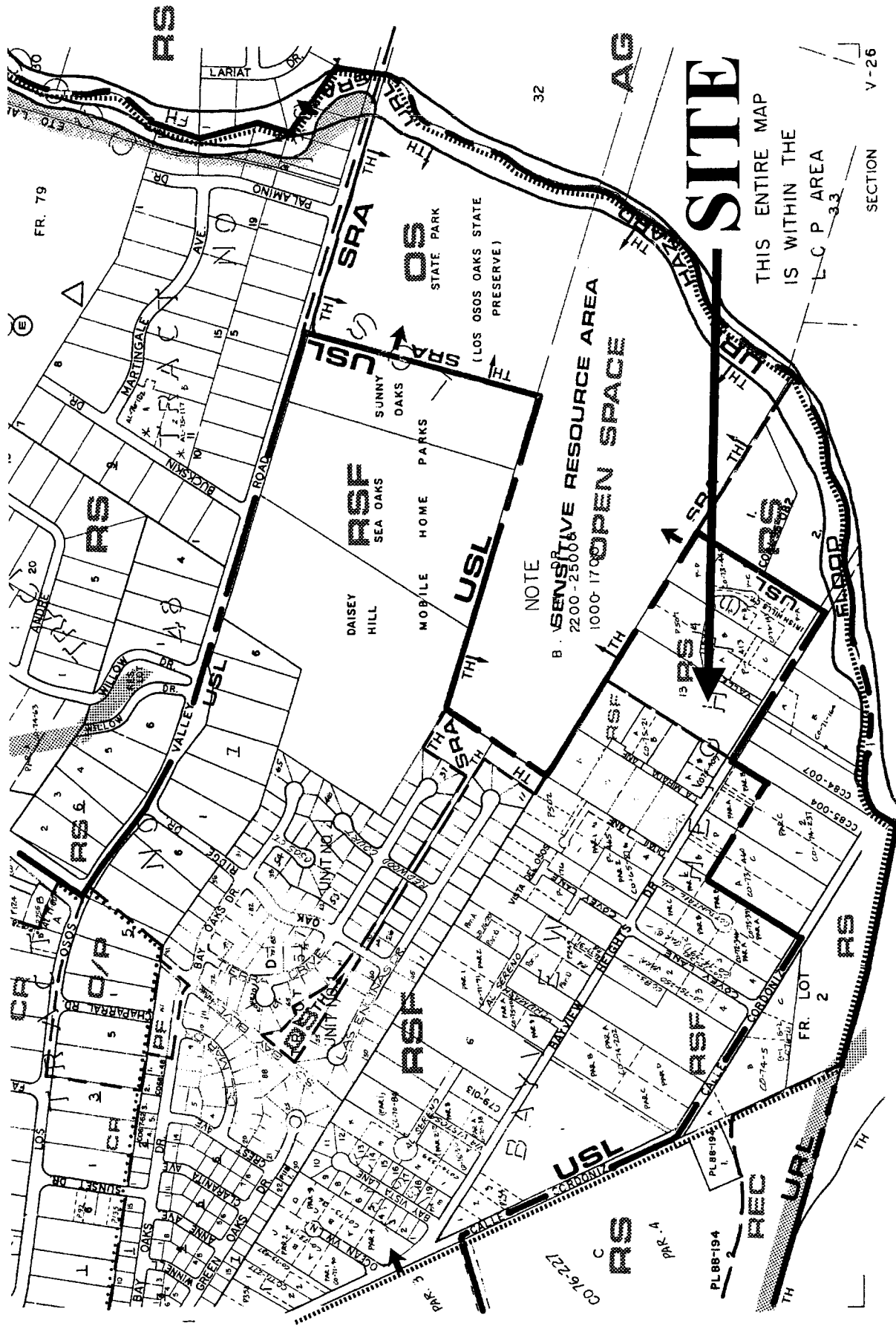
Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Vicinity Map





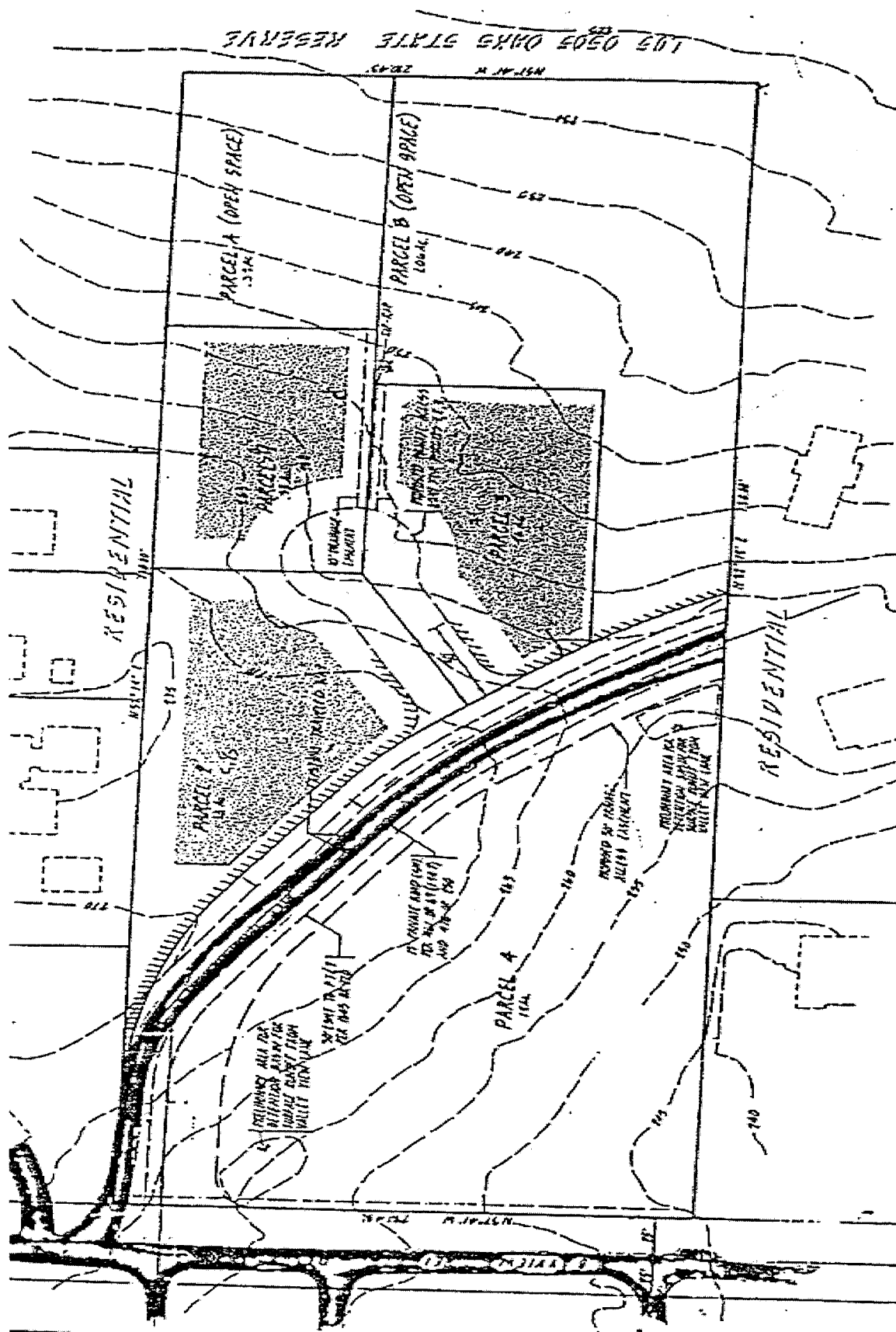
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

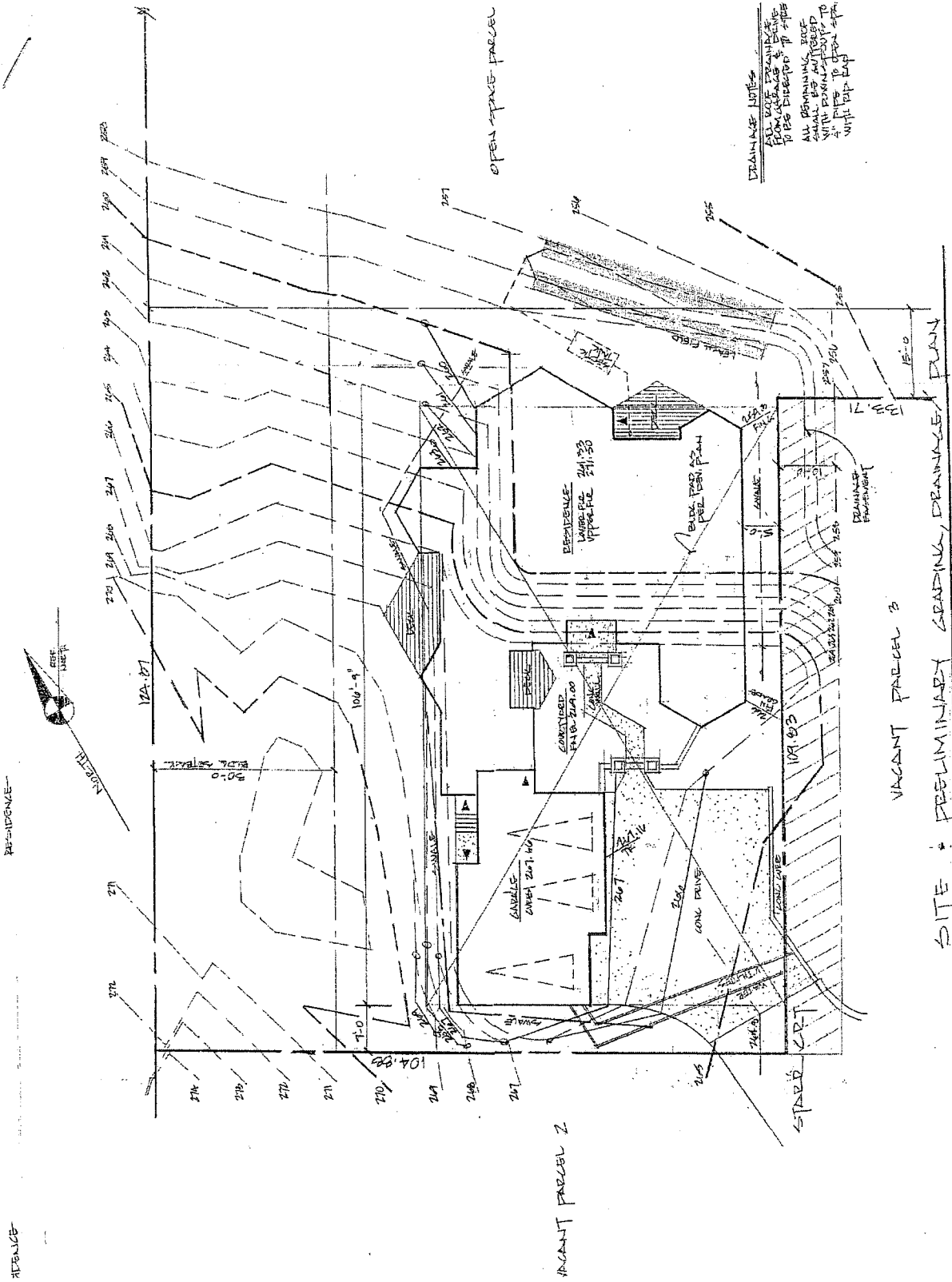


EXHIBIT

Land Use Map







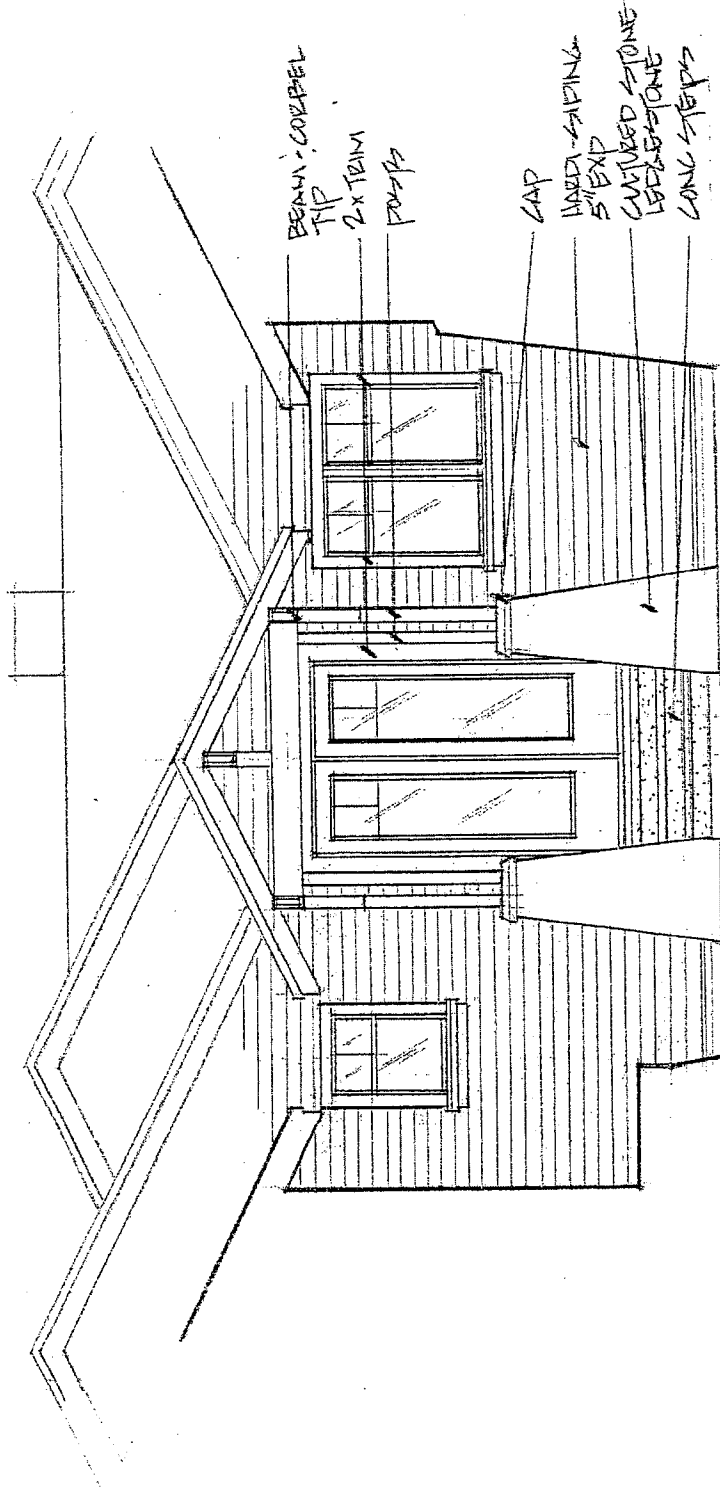
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT



Site Plan



COURTYARD ELEVATION (SOUTH)

SCALE 1/4" = 1' - 0"

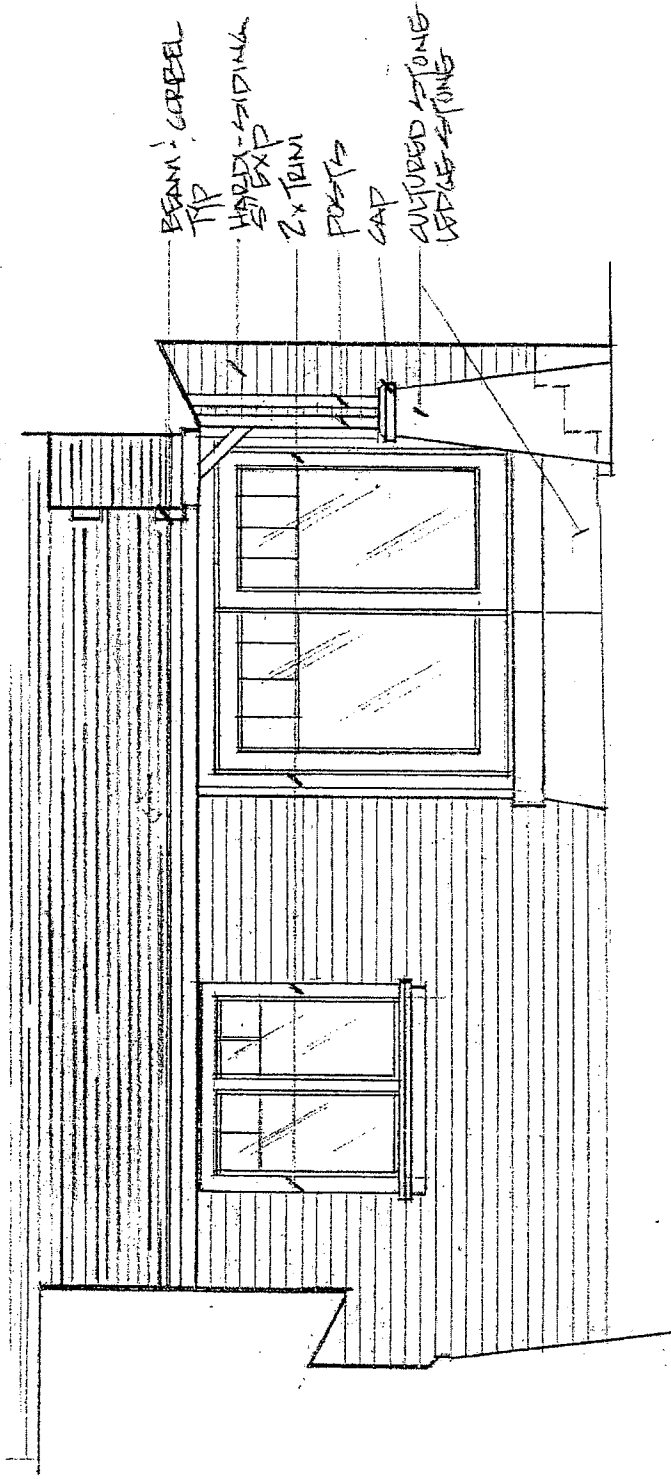
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Courtyard Elevation



COURTYARD ELEVATION (EAST)

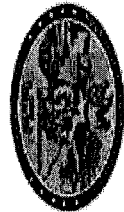
SCALE 1/4" = 1' - 0

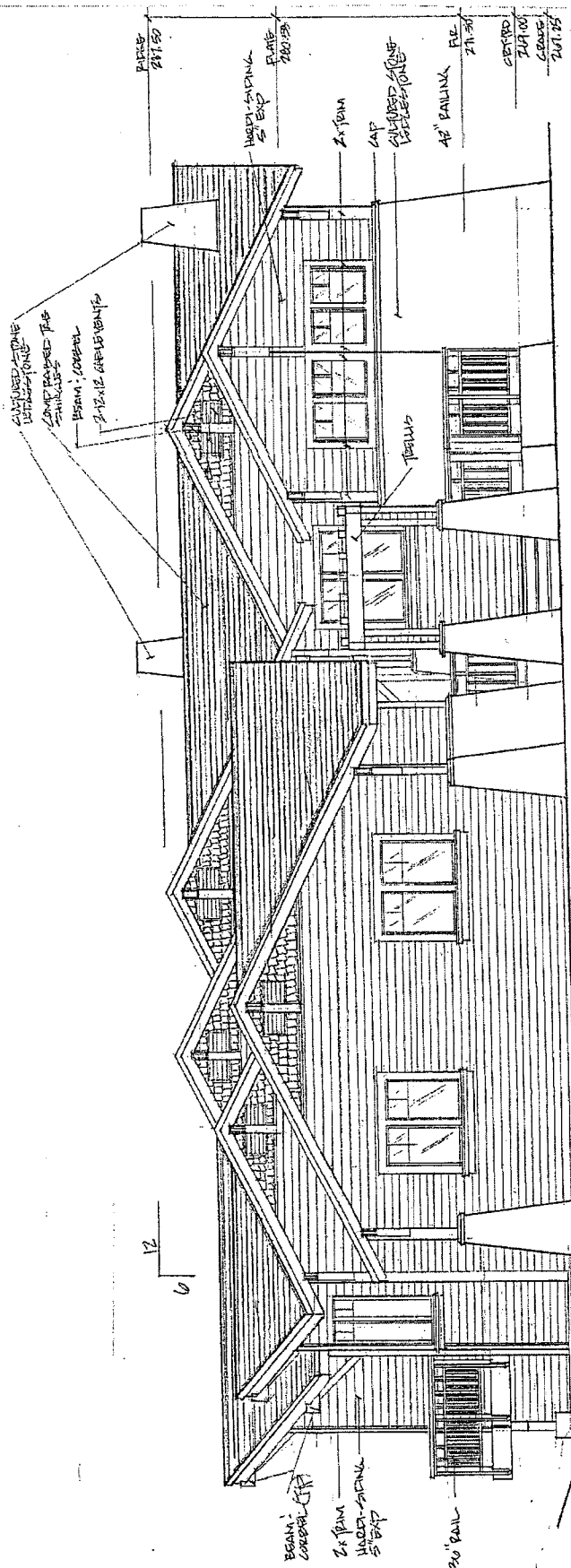
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

Courtyard Elevation





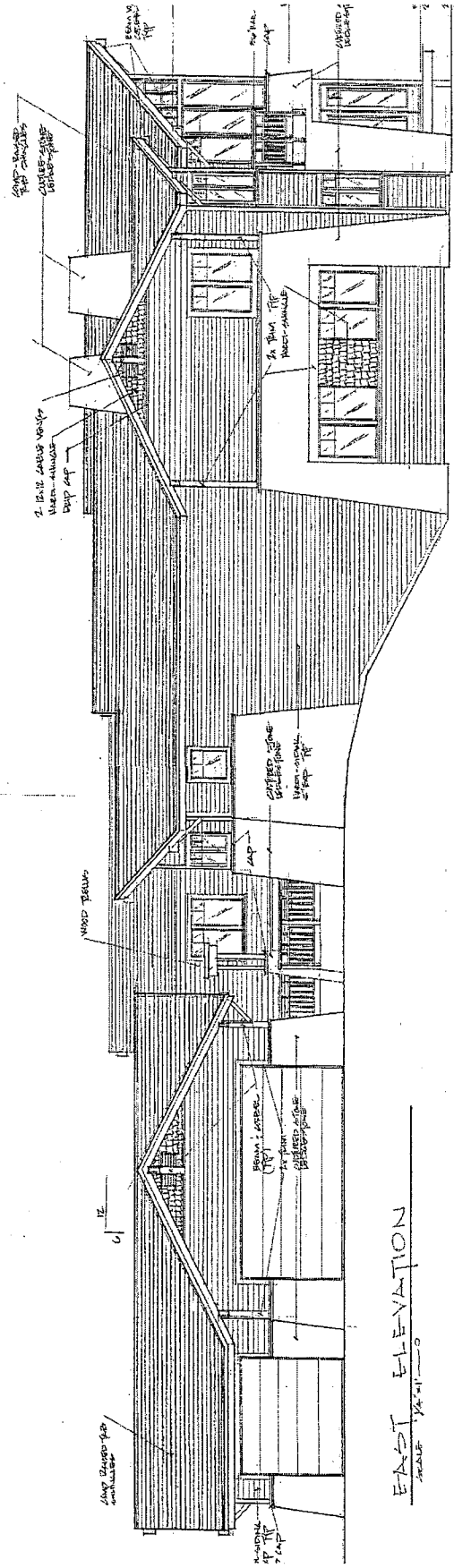
SOUTH ELEVATION

Minor Use Permit  
ANDERSON DRC2005-00002



**THE**

## Elevations



EAST ELEVATION  
SCALE 1/4\"/>

PROJECT

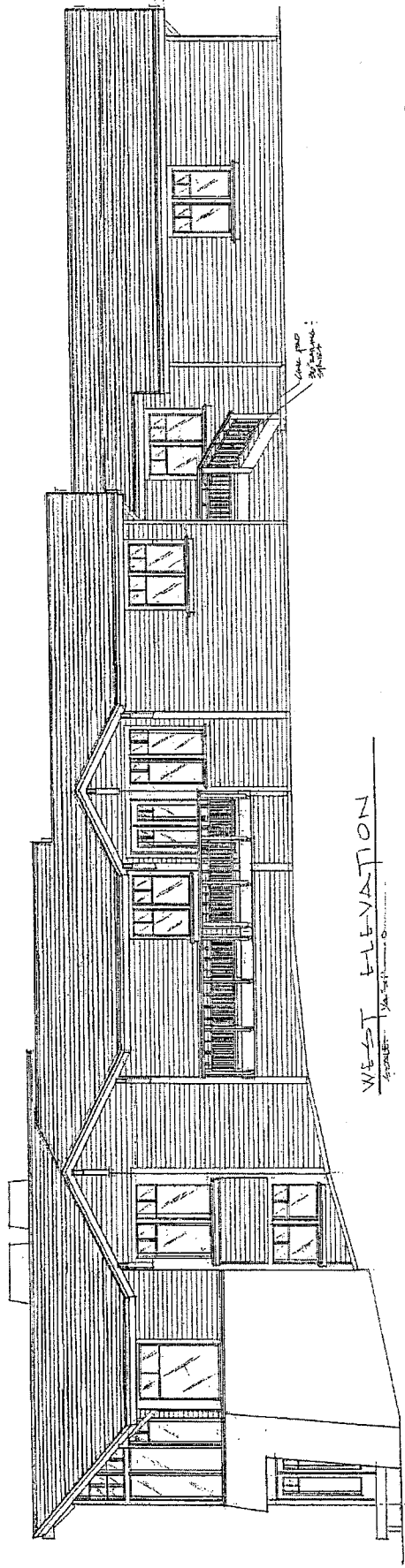
Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT



Elevations





WEST ELEVATION

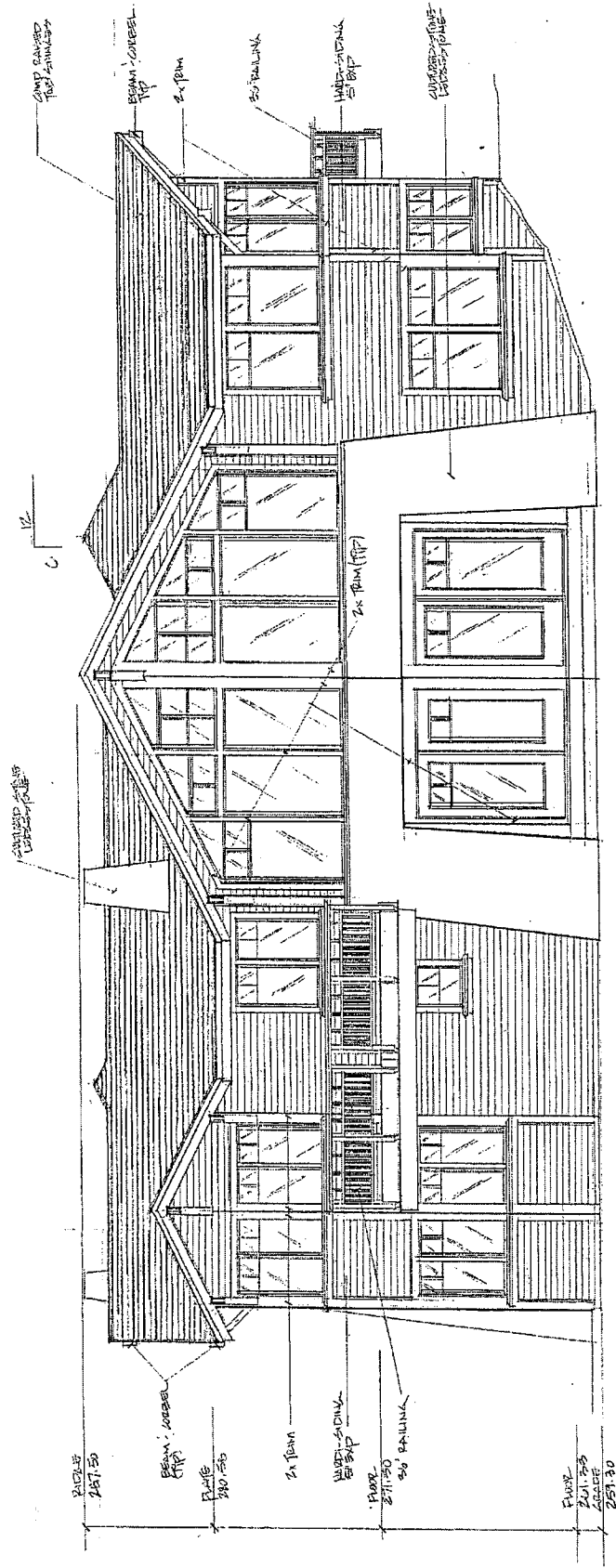
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

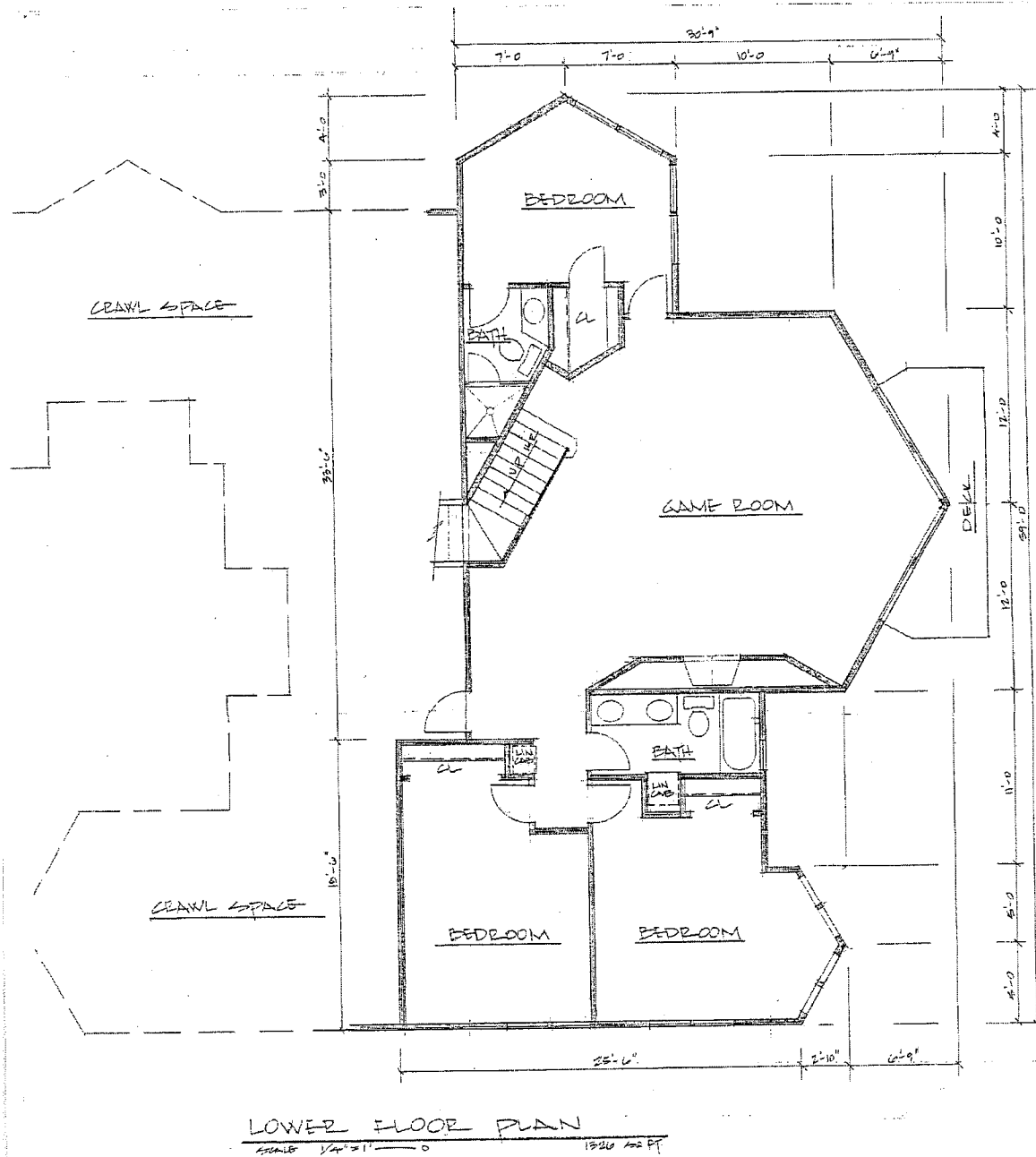
Elevations





NORTH FLORIDA





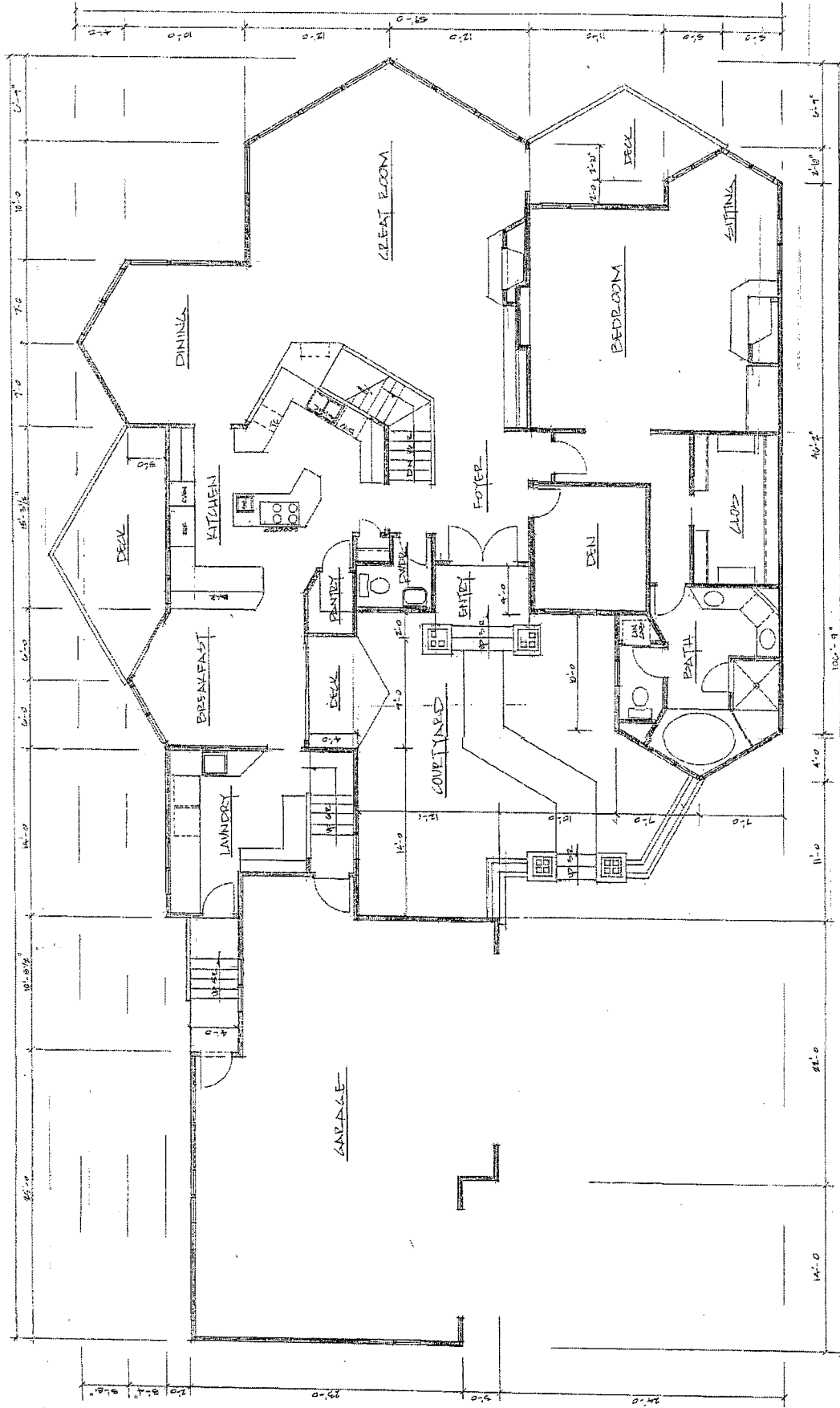
EXHIBIT

Lower Floor Plan



PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

Second Floor Plan



# COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (KB)

## MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED05-107

DATE: November 24, 2005

PROJECT/ENTITLEMENT: Anderson Minor Use Permit DRC2005-00002

APPLICANT NAME: Arthur Anderson  
ADDRESS: 387 Hihn St. Felton, CA 95018  
CONTACT PERSON: Jeff VanLith

Telephone: (805)528-1366

**PROPOSED USES/INTENT:** Request by Arthur Anderson for a Minor Use Permit to allow a 4738 square foot single family residence with attached garage. The project will result in the disturbance of approximately 5,000 square feet of a 2.79 acre parcel

**LOCATION:** The project is located located at the intersection of Starr Lane and Valley View Lane in the community of Los Osos. The site is in the Estero planning area

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** California Coastal Commission

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** ..... 5 p.m. on December 7, 2005

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

### Notice of Determination

State Clearinghouse No. \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ Lead Agency  
☐ Responsible Agency approved/denied the above described project on \_\_\_\_\_, and has  
made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Anderson Minor Use Permit DRC2005-00002; ED 05-107

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

|  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Geology and Soils                    | <input type="checkbox"/> Recreation                            |
| <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Hazards/Hazardous Materials          | <input checked="" type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Wastewater                            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Water                                 |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                              |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown  
Prepared by (Print)

*Kerry Brown*  
Signature

11/23/05  
Date

John Nall  
Reviewed by (Print)

*John Nall*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

12/1/05  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Request by Arthur Anderson for a Minor Use Permit to allow a 4738 square foot single family residence with attached garage. The project will result in the disturbance of approximately 5,000 square feet of a 2.79 acre parcel. The proposed project is within the Residential Suburban land use category and is located at the northern terminus of Starr Court approximately 80 feet north of Valley View Lane in the community of Los Osos. The site is in the Estero planning area.

**ASSESSOR PARCEL NUMBER(S):** 074-325-061

**SUPERVISORIAL DISTRICT #** 2

### **B. EXISTING SETTING**

**PLANNING AREA:** Estero, Los Osos

**LAND USE CATEGORY:** Residential Suburban

**COMBINING DESIGNATION(S):** Local Coastal Plan/Program, Archaeologically Sensitive

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Nearly level

**VEGETATION:** Chaparral , coastal scrub, and Morro manzanita

**PARCEL SIZE:** 2.79 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

|   |   |
|---|---|
| <i>North:</i> Open Space; State Park            | <i>East:</i> Residential Suburban; residential      |
| <i>South:</i> Residential Suburban; residential | <i>West:</i> Residential Single Family; residential |

### C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

#### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

| 1. | <b>AESTHETICS</b> - <i>Will the project:</i>                        | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Create an aesthetically incompatible site open to public view?      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Introduce a use within a scenic view open to public view?           | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Change the visual character of an area?                             | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Create glare or night lighting, which may affect surrounding areas? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Impact unique geological or physical features?                      | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | Other: _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

**Impact.** No significant visual impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 2. | <b>AGRICULTURAL RESOURCES</b><br>- <i>Will the project:</i>                      | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|----|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) | Convert prime agricultural land to non-agricultural use?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Impair agricultural use of other property or result in conversion to other uses? | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Conflict with existing zoning or Williamson Act program?                         | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Other: _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |



**Setting.** The soil types include: Baywood fine sand, (9 - 15 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "VI", and the "irrigated" soil class is "IV".

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 3. AIR QUALITY - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create or subject individuals to objectionable odors?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be inconsistent with the District's Clean Air Plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** As proposed, the project will result in the disturbance of approximately 5,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

| 4. <b>BIOLOGICAL RESOURCES -</b><br><b>Will the project:</b>  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a loss of unique or special status species or their habitats?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Impact wetland or riparian habitat?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The following habitats were observed on the proposed project: Chaparral Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

**Plants:** Morro manzanita (*Arctostaphylos morroensis*)[FT,SE] on site, app. 0.1 miles east 0.4 miles east, 0.4 miles west, 0.5 miles north and 0.9 miles north. Indian Knob mountainbalm (*Eriodictyon altissium*) app. 0.4 miles west. Splitting Yarn Lichen (*Sulcaria isidiifera*) app. 0.5 miles west.

**Wildlife:** Morro Bay Kangaroo Rat (*Dipodomys heermanni morroensis*) on site, 0.6 miles northeast, and 0.7 miles northwest. Banded Dune snail (*Helminthoglypta Walkeriana*) app. 0.25 miles to the east and 0.7 miles northwest. Coast Horned lizard (*Phrynosoma coronatum*) app. 0.03 miles northwest. Tidewater Goby (*Eucyclogobius newberryi*) app. 0.6 miles northeast.

**Habitats:** Banded Dune snail habitat 0.5 miles west. Morro Bay Kangaroo Rat habitat app. 0.01 and 0.6 miles north as well as 0.06 miles west. Splitting yarn lichen habitat app. 0.08 miles east. Morro Manzanita Habitat app. 0.6 miles north. Indian knob mountainbalm app. 0.5 miles west. Coastal sage scrub habitat on site. Riparian scrub habitat app. 0.2 miles south. Oak woodland Habitat app. 0.2 miles east. red legged frog habitat app. 0.01 miles north of site.

**Impact.** The project site supports sensitive native vegetation and special status species.

#### Special Status Wildlife and Plant Species

The subject site is in the range of the Morro shoulderband snail, a federally listed species. In July 2000, the United States Fish and Wildlife Service provided concurrence that the proposed project site does not support suitable habitat for Morro shoulderband snails and there was no evidence of Morro shoulderband snails found. Thus, there was concurrence that development of the subject property is not likely to result in the take of the Morro shoulderband snail. If the development project results in unanticipated effects to listed species or in the unlikely event that Morro shoulderband snails are subsequently found at this site, the applicant shall suspend activities which could result in take and contact the United States Fish and Wildlife Service to assess any potential effects to listed species and the need for compliance with the Endangered Species Act of 1973.

A Morro Manzanita Survey, conducted by LFR Levine Fricke in January 2002 and May 2005, identified the presence of maritime chaparral in an excellent, open condition on the project site. All plants identified were natives, and the lack of non-native species is noticeable. Only one individual of the invasive Veldt grass (*Ehrharta calycina*) was found growing within the chaparral stand. The vegetation is dominated by the shrub buckbrush (*Ceanothus cuneatus*), with associated species that include black sage (*Salvia mellifera*), sticky monkey flower (*Mimulus aurantiacus*), and the federally threatened Morro manzanita (*Arctostaphylos morroensis*). The manzanitas were blooming at the time of the survey and were being pollinated by bees. No other rare plants besides Morro manzanita expected to be in maritime chaparral of Los Osos were found during the survey on the surrounding open space area. The area proposed for development will not impact any sensitive species as this area was previously graded as part of the approved subdivision that created the parcel. Subdivision CO 95-055 designated a building envelope and all impacts to Morro manzanita were mitigated at the time of the subdivision. Mitigation measures from the Parcel Map included setting aside over 50% of the site in an open space easement (2.55 acres), designated building envelopes on 3 of the 4 parcels, and implementation of a Morro manzanita revegetation plan.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

## 5. CULTURAL RESOURCES - Will the project:

|  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Disturb pre-historic resources?</i>    | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Disturb historic resources?</i>        | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Disturb paleontological resources?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other:</i> _____                       | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** A Phase I surface survey was conducted (Robert O. Gibson in February, 1984). The results of the survey found that portions of Valley View Lane and the proposed homesite for parcel 4 is located within archaeological site CA-SLO-1081. The map within Gibson's report estimates the archaeological site's size to be approximately 0.65 acres. According to Gibson's study, the original grading of Valley View Lane, which occurred prior to 1984, destroyed a portion of the archaeological site. However, the remaining archaeological site outside the roadway alignment appears to be largely intact. In 1984, a previous owner of the subject property had proposed a realignment of Valley View Lane which would have further impacted the archaeological site. Gibson's report was originally intended to review those potential adverse impacts. As part of the mitigation for the proposed road alignment, approximately three to five percent of CA-SLO-1081 was excavated and analyzed by an archaeologist. The excavation represented approximately 10 percent of the total area within CA-SLO-1081 which would have been disturbed by the previous road alignment. However, after the required archaeological excavation work had been completed, the applicant withdrew their proposal, for unknown reasons.

Valley View Lane was installed as a part of the improvements associated with subdivision CO 95-055. Minimal disturbance to the archaeological site is expected, due to the proposed new residence. Nevertheless, to mitigate any further potential adverse impacts to CA-SLO-1081, the applicant has agreed to having a qualified archaeologist monitor all grading work associated with the new

residence. If any archaeological resources are unearthed during grading for the residence, work shall stop to allow an evaluation by the archaeologist. The applicant has agreed to implement all recommendations of the archaeologist.

Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** The project will be required to incorporate the following measures to reduce potentially significant impacts to cultural resources to less than significant levels:

1. All grading and earth disturbing activities on the subject property shall be monitored by a qualified archaeologist. (See Mitigation summary)

| <b>6. GEOLOGY AND SOILS -</b>  | <b>Potentially<br/>Significant</b> | <b>Impact can<br/>&amp; will be<br/>mitigated</b> | <b>Insignificant<br/>Impact</b>     | <b>Not<br/>Applicable</b> |
|--|------------------------------------|---|-------------------------------------|---------------------------|
| <b><i>Will the project:</i></b>  |                                    |   |                                     |                           |
| a) <b><i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i></b>            | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| b) <b><i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| c) <b><i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i></b> | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| d) <b><i>Change rates of soil absorption, or amount or direction of surface runoff?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| e) <b><i>Include structures located on expansive soils?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| f) <b><i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| g) <b><i>Involve activities within the 100-year flood zone?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| h) <b><i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i></b>  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| i) <b><i>Preclude the future extraction of valuable mineral resources?</i></b>   | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>  |
| j) <b><i>Other:</i></b> _____  | <input type="checkbox"/>           | <input type="checkbox"/>                          | <input type="checkbox"/>            | <input type="checkbox"/>  |

**Setting.** GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered high. Active faulting is known to exist on or near the subject property (app. 0.2 miles south). The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Los Osos Creek) from the proposed development is approximately 0.15 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – The soil types include: Baywood fine sand, (9 - 15 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** As proposed, the project will result in the disturbance of approximately 5,000 square feet.

**Mitigation/Conclusion.** There is no evidence that measures above what will already be required by ordinance or codes are needed.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

|  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Interfere with an emergency response or evacuation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to safety risk associated with airport flight pattern?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| e) <i>Create any other health hazard or potential hazard?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other: _____</i>  | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

| 8. NOISE - <i>Will the project:</i>  | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|--|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>            | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Expose people to severe noise or vibration?</i>                                    | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Other: _____</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

**Impact.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

| 9. POPULATION/HOUSING - <i>Will the project:</i> | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|-------------------------|--------------------------------|----------------------|----------------|
|--|-------------------------|--------------------------------|----------------------|----------------|

| <b>9. POPULATION/HOUSING -</b><br><i>Will the project:</i>   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i> | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Use substantial amount of fuel or energy?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other: _____</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

| <b>10. PUBLIC SERVICES/UTILITIES -</b><br><i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i> | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) <i>Fire protection?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Police protection (e.g., Sheriff, CHP)?</i>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) <i>Schools?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) <i>Roads?</i>   | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| e) <i>Solid Wastes?</i>  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <i>Other public facilities?</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) <i>Other: _____</i>   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (South Bay station 15) is approximately 1 mile to the northwest. The closest Sheriff substation is in Los Osos, which is approximately 1.3 miles from the proposed project. The project is located in the San Luis Coastal Unified School District.

**Impact.** The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

| 11. RECREATION - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated | Insignificant Impact                | Not Applicable           |
|---|--------------------------|--------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase the use or demand for parks or other recreation opportunities?</i> | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Affect the access to trails, parks or other recreation opportunities?</i>   | <input type="checkbox"/> | <input type="checkbox"/>       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Other</i> _____   | <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The County Trails Plan shows that a potential trail does go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.

| 12. TRANSPORTATION/<br>CIRCULATION - <i>Will the project:</i>   | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable           |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) <i>Increase vehicle trips to local or areawide circulation system?</i>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Provide for adequate emergency access?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Result in inadequate parking capacity?</i>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



| 12. TRANSPORTATION/<br>CIRCULATION - Will the project:  | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|---|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| f) Result in inadequate internal traffic circulation?   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)? | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Result in a change in air traffic patterns that may result in substantial safety risks?  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Other: _____   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** Future development will access onto the following public road(s): Starr Lane, Valley View Lane, and Bayview Heights Drive. These identified roadways are operating at acceptable levels. A referral was sent to Public Works, no significant traffic-related concerns were identified.

**Impact.** The proposed project is estimated to generate about 10 trips per day, based on the Institute of Traffic Engineer's manual of 10 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

**Mitigation/Conclusion.** This project, along with numerous others in the area will have a cumulative effect on roads. South Bay road fees have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

| 13. WASTEWATER - Will the project:   | Potentially<br>Significant | Impact can<br>& will be<br>mitigated | Insignificant<br>Impact             | Not<br>Applicable        |
|--|----------------------------|--------------------------------------|-------------------------------------|--------------------------|
| a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems? | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?              | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Adversely affect community wastewater service provider?   | <input type="checkbox"/>   | <input type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Other: _____  | <input type="checkbox"/>   | <input type="checkbox"/>             | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting.** The project site is located in the community of Los Osos. In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in the community of Los Osos. In 1999, exemptions to the moratorium in the Bayview Heights and Martin Tract areas of Los Osos were allowed provided parcels met certain criteria.

**Impact.** The project proposes an on-site system. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type is Baywood fine sand. This soil is not identified as having soil percolation limitations for a standard on-site septic system and combined with gently sloping areas and deeper soils presents minimal potential for septic system failures or groundwater contamination.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Implementation of the following mitigation measures will reduce potential wastewater impacts to less than significant levels:  
Prior to building permit issuance, the applicant shall provide documentation that an exemption from the Regional Water Quality Control Board has been granted for the parcel.

| <b>14. WATER - Will the project:</b>   | <b>Potentially Significant</b> | <b>Impact can &amp; will be mitigated</b> | <b>Insignificant Impact</b>         | <b>Not Applicable</b>    |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) <b>Violate any water quality standards?</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <b>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</b> | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <b>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <b>Change the quantity or movement of available surface or ground water?</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <b>Adversely affect community water service provider?</b>   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) <b>Other:</b> _____   | <input type="checkbox"/>       | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting. Water Usage and Quality - Setting.** Water is to be provided by a community system. Cal Cities Water, is the the water purveyor for this part of Los Osos. The water source is the Los Osos groundwater basin.

The Estero Area Plan, adopted in 1988, identified a possible Level of Severity II for water supply in Los Osos because water consumption was approaching the estimated safe yield of the Los Osos Valley groundwater basin. The Plan also established "interim service capacity allocation" planning area standards for water use that are to remain in effect until a resource capacity study provides more current information regarding the basin's safe yield.

Groundwater production from the basin overall has exceeded the basin yield in eight years since 1985. Production increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Water production has remained stable since then; however, it has been distributed in such a way as to cause excessive pumpage in some areas, resulting in seawater intrusion in the vicinity of Pecho Road. In other areas, pumpage has not been sufficient to offset recharge of wastewater from on-site septic systems, resulting in rising water levels.

A consultant study jointly sponsored by the Los Osos water purveyors resulted in the calibration of the previous USGS computer model of the basin. Use of that model in conjunction with other analytical

methodologies resulted in a revised estimate of safe yield for the groundwater basin, as reported in the *Los Osos Community Services District Water Master Plan*, August 2002. Under that plan, the safe yield of the groundwater basin, both with and without a community wastewater system, was estimated to exceed total existing demand (agricultural, private rural wells, and urban domestic) within the groundwater basin. However, when compared to estimated demand at buildout under the Board of Supervisors-approved Estero Area Plan (not yet in effect), safe yield without a community wastewater system was estimated to be less than estimated future demand, while with a community wastewater system, safe yield was estimated to be roughly in balance with future demand. Based on those conclusions, together with estimates of when groundwater capacity might be reached, the latest annual report of the Resource Management System recommends no level of severity for the Los Osos groundwater basin.

Recently, Cleath & Associates prepared a draft *Water Management Plan for the Los Osos Valley Groundwater Basin*, dated May 2005, for the Los Osos Community Services District. The purpose of that plan is to identify water management strategies to achieve a water supply that can sustain future buildout of the community. The plan lowered previous estimates of safe yield of the groundwater basin by about 300 acre-feet per year in order to allow for recovery of the lower aquifer to the extent that seawater intrusion ceases. As a result, the plan estimates that the safe yield of the basin without a wastewater project is 3,250 acre-feet per year, and safe yield with the proposed wastewater project would be 3,630 acre-feet per year. Given that total existing demand (agricultural, private rural wells, and urban domestic) within the groundwater basin is estimated at 3,380 acre-feet per year, the new information means that the groundwater basin is currently in overdraft. With implementation of the proposed wastewater project, the resulting increase in safe yield would eliminate the current overall basin overdraft, but it would not resolve the seawater intrusion concern, and would not provide a supply that would sustain the estimated water demand at buildout under the proposed Estero update (estimated to be 4,000 acre-feet per year by the August 2002 *Los Osos Community Services District Water Master Plan*). The estimated difference (shortfall) between safe yield and demand at buildout would be 370 acre-feet per year, assuming construction of the proposed wastewater project. However, that shortfall could be significantly reduced through wastewater reuse and additional conservation programs, according to the draft *Water Management Plan*.

The topography of the project is nearly level. The closest creek (Los Osos Creek) from the proposed development is approximately 0.15 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** As proposed, the project will result in the disturbance of approximately 5,000 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.85 acre feet/year.

$$1 \text{ residential lots } (0.85 \text{ afy} \times 1 \text{ lots}) = 0.85 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

**Mitigation/Conclusion.** Since, this study is in draft form and the proposed project is for development of three residences on existing parcels staff has concluded the project will not impact water quantity.

Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

## 15. LAND USE - *Will the project:*

|              |                             |            |                   |
|--------------|-----------------------------|------------|-------------------|
| Inconsistent | Potentially<br>Inconsistent | Consistent | Not<br>Applicable |
|--------------|-----------------------------|------------|-------------------|

| 15. LAND USE - Will the project:   | Inconsistent             | Potentially Inconsistent | Consistent                          | Not Applicable           |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Be potentially incompatible with surrounding land uses?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The proposed project is within the area proposed for a community-wide (for Los Osos) Habitat Conservation Plan area for protection of habitat for the Morro shoulderband snail. The project will not impact the Morro shoulderband snail and therefore be consistent with the community-wide habitat conservation plan.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

| 16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:   | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|--|-------------------------|--------------------------------|----------------------|----------------|
| a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of</i> |                         |                                |                      |                |

**California history or prehistory?**

☐☒☐☐

- b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☐☒☐

- c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "[www.sloplanning.org](http://www.sloplanning.org)" under "Environmental Review", or the California Environmental Resources Evaluation System at "[http://ceres.ca.gov/topic/env\\_law/ceqa/guidelines/](http://ceres.ca.gov/topic/env_law/ceqa/guidelines/)" for information about the California Environmental Quality Act.

## **Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

| <b><u>Contacted</u></b>             | <b><u>Agency</u></b>                      | <b><u>Response</u></b> |
|-------------------------------------|---|------------------------|
| <input checked="" type="checkbox"/> | County Public Works Department            | <b>Attached</b>        |
| <input type="checkbox"/>            | County Environmental Health Division      | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Agricultural Commissioner's Office | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Airport Manager                    | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Airport Land Use Commission               | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Air Pollution Control District            | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | County Sheriff's Department               | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Regional Water Quality Control Board      | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | CA Coastal Commission                     | <b>None</b>            |
| <input type="checkbox"/>            | CA Department of Fish and Game            | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | CA Department of Forestry                 | <b>Attached</b>        |
| <input type="checkbox"/>            | CA Department of Transportation           | <b>Not Applicable</b>  |
| <input checked="" type="checkbox"/> | Los Osos Community Service District       | <b>In File**</b>       |
| <input type="checkbox"/>            | Other _____                               | <b>Not Applicable</b>  |
| <input type="checkbox"/>            | Other _____                               | <b>Not Applicable</b>  |

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File for the Subject Application  | <input checked="" type="checkbox"/> Estero Area Plan and Update EIR                                   |
| <b><u>County documents</u></b>  | <input type="checkbox"/> Circulation Study  |
| <input type="checkbox"/> Airport Land Use Plans   | <b><u>Other documents</u></b>   |
| <input checked="" type="checkbox"/> Annual Resource Summary Report  | <input checked="" type="checkbox"/> Archaeological Resources Map                                      |
| <input type="checkbox"/> Building and Construction Ordinance  | <input checked="" type="checkbox"/> Area of Critical Concerns Map                                     |
| <input checked="" type="checkbox"/> Coastal Policies  | <input checked="" type="checkbox"/> Areas of Special Biological Importance Map                        |
| <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)   | <input checked="" type="checkbox"/> California Natural Species Diversity Database                     |
| <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: | <input checked="" type="checkbox"/> Clean Air Plan  |
| <input checked="" type="checkbox"/> Agriculture & Open Space Element  | <input checked="" type="checkbox"/> Fire Hazard Severity Map  |
| <input checked="" type="checkbox"/> Energy Element  | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)   | <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County |
| <input checked="" type="checkbox"/> Housing Element   | <input checked="" type="checkbox"/> Regional Transportation Plan                                      |
| <input checked="" type="checkbox"/> Noise Element   | <input checked="" type="checkbox"/> Uniform Fire Code   |
| <input type="checkbox"/> Parks & Recreation Element   | <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)       |
| <input checked="" type="checkbox"/> Safety Element  | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)       |
| <input checked="" type="checkbox"/> Land Use Ordinance  | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Real Property Division Ordinance   |   |
| <input checked="" type="checkbox"/> Trails Plan   |   |
| <input type="checkbox"/> Solid Waste Management Plan  |   |

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

*Jones and Stokes Snail Survey 2/27/98*

*LFR Levine Fricke Morro Manzanita Survey 1/17/02*

*Cultural Resources Report Robert O. Gibson in February, 1984*

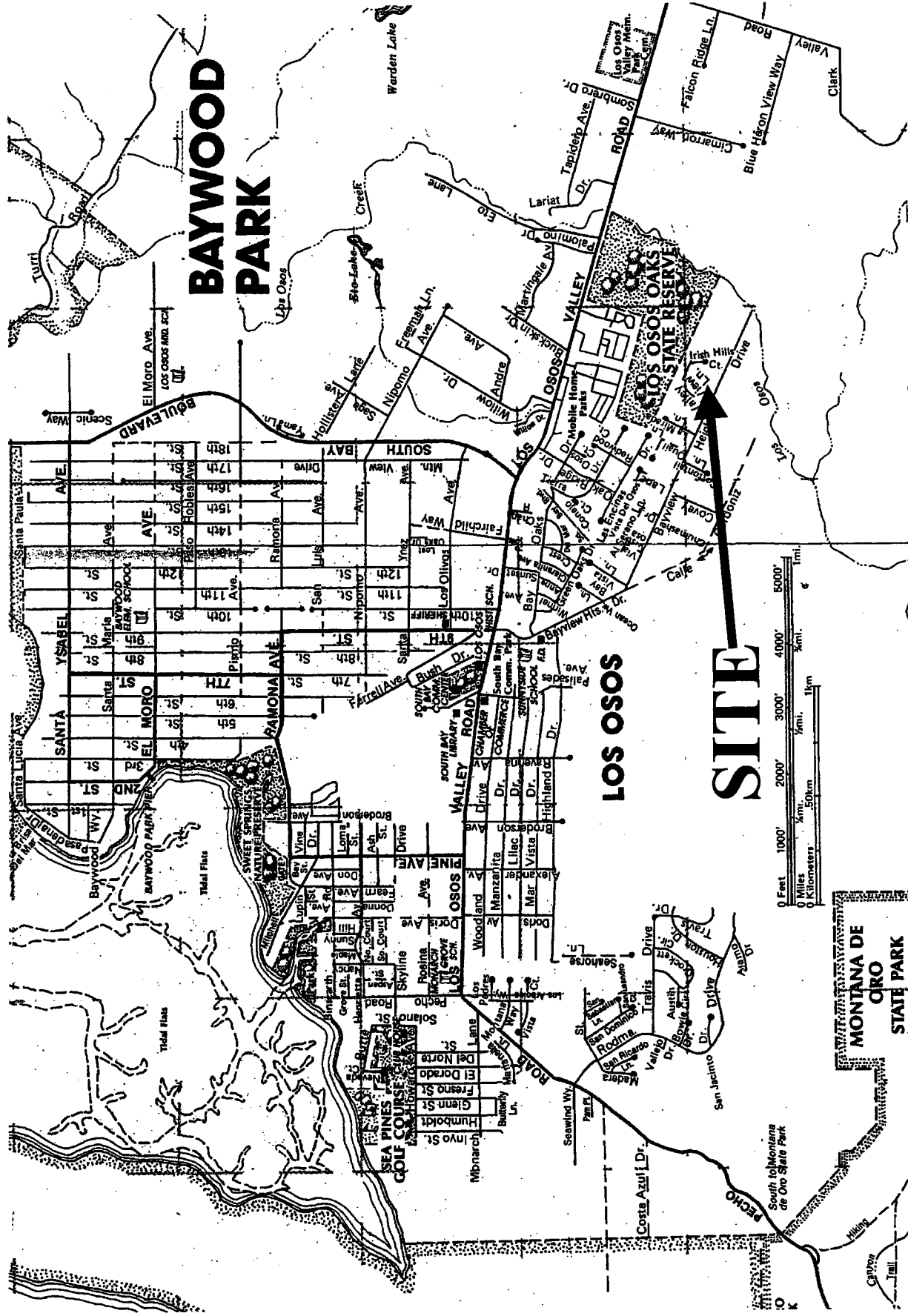
*Los Osos Community Services District Water Master Plan, August 2002, John L. Wallace & Associates in association with Cleath & Associates*

*Draft Water Management Plan for the Los Osos Valley Ground Water Basin, May 2005, Cleath & Associates*

### **Exhibit B - Mitigation Summary Table**

- CR-1 **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
- A. List of personnel involved in the monitoring activities;
  - B. Description of how the monitoring shall occur;
  - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
  - D. Description of what resources are expected to be encountered;
  - E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
  - F. Description of procedures for halting work on the site and notification procedures;
  - G. Description of monitoring reporting procedures.
- CR-2. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.
- CR-3. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- WW-1 Prior to building permit issuance, the applicant shall provide documentation that an exemption from the Regional Water Quality Control Board has been granted for the parcel.





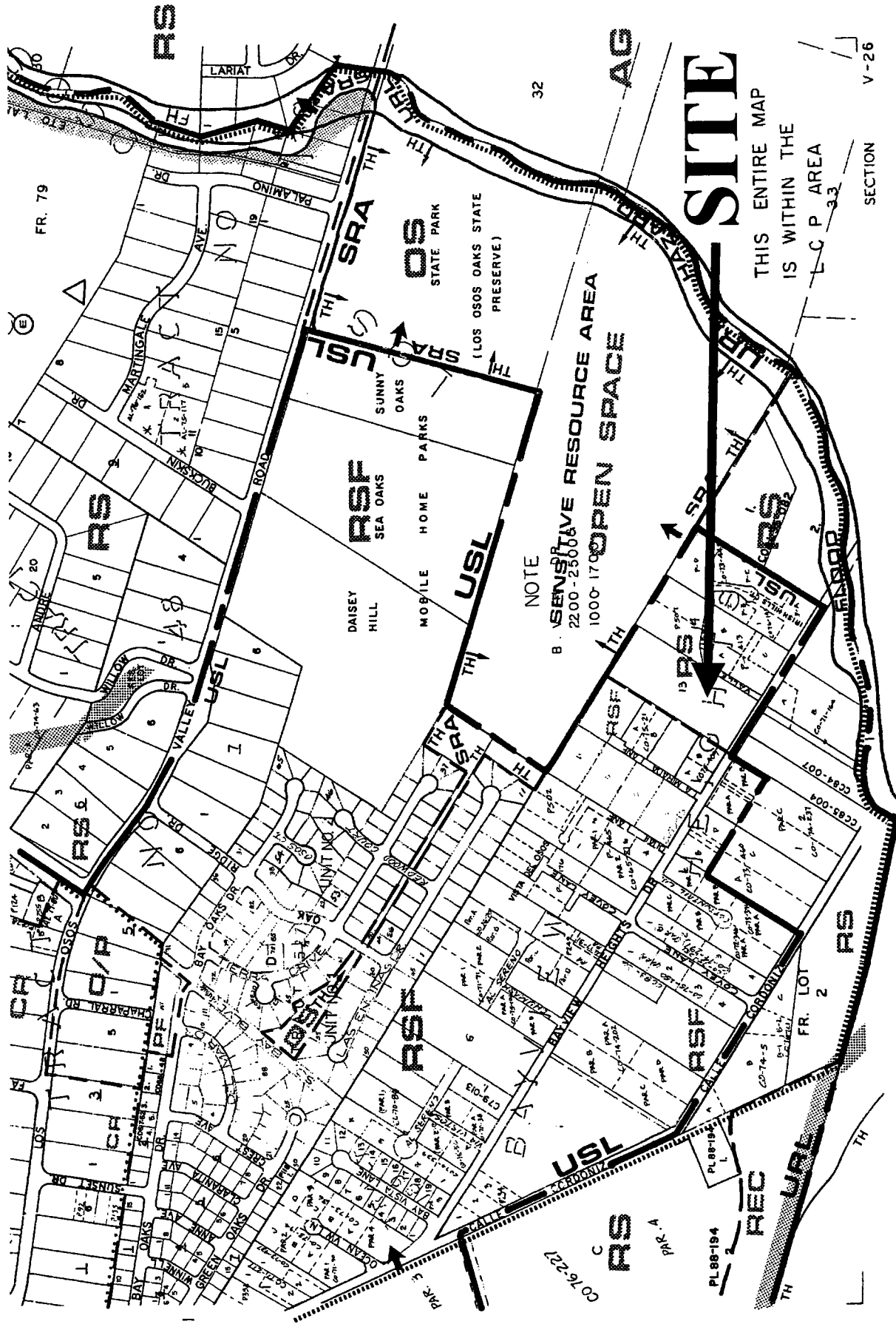
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Vicinity Map



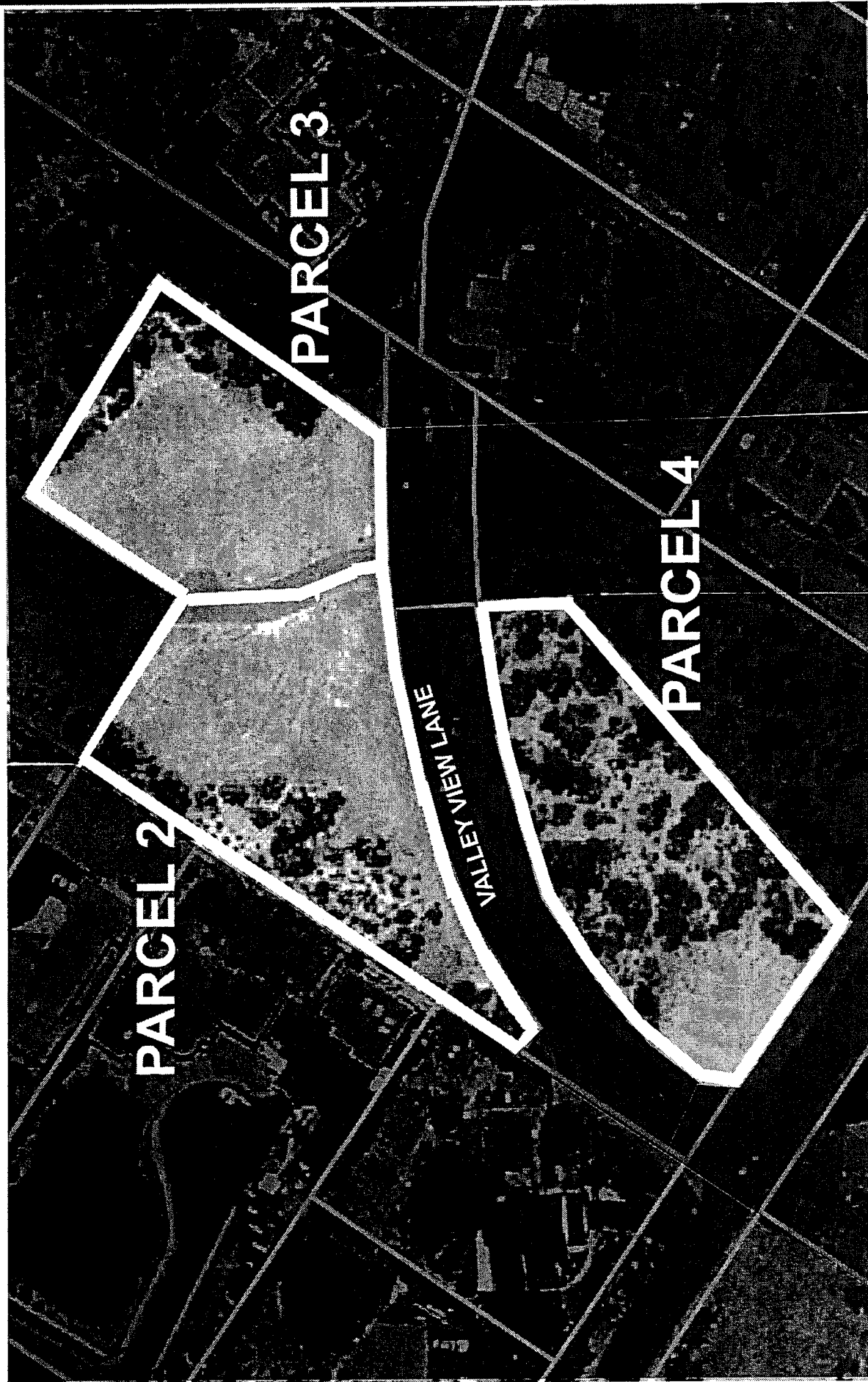
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Land Use Map



PROJECT

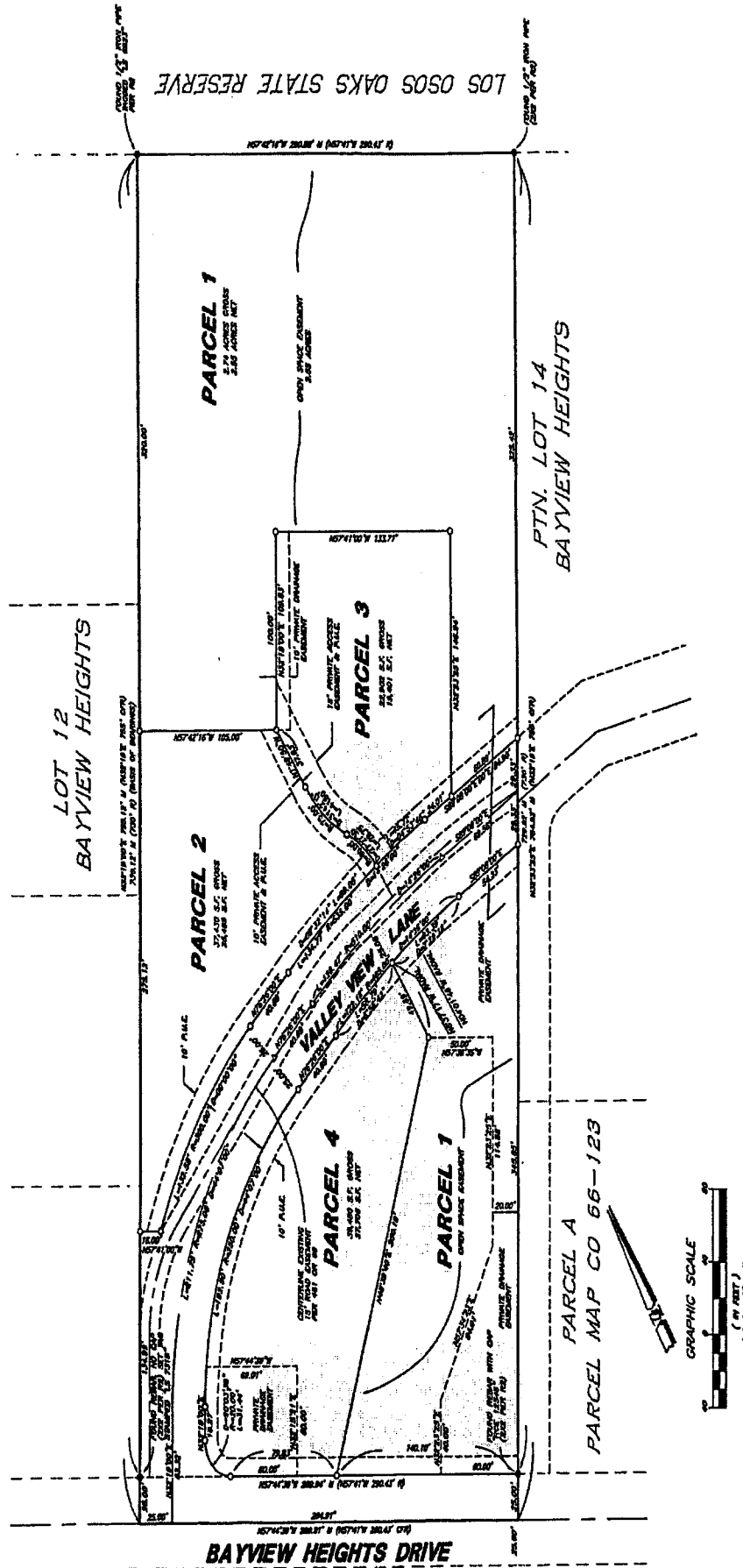
Minor Use Permit  
STARR D010161P

EXHIBIT

Aerial Photo







PROJECT

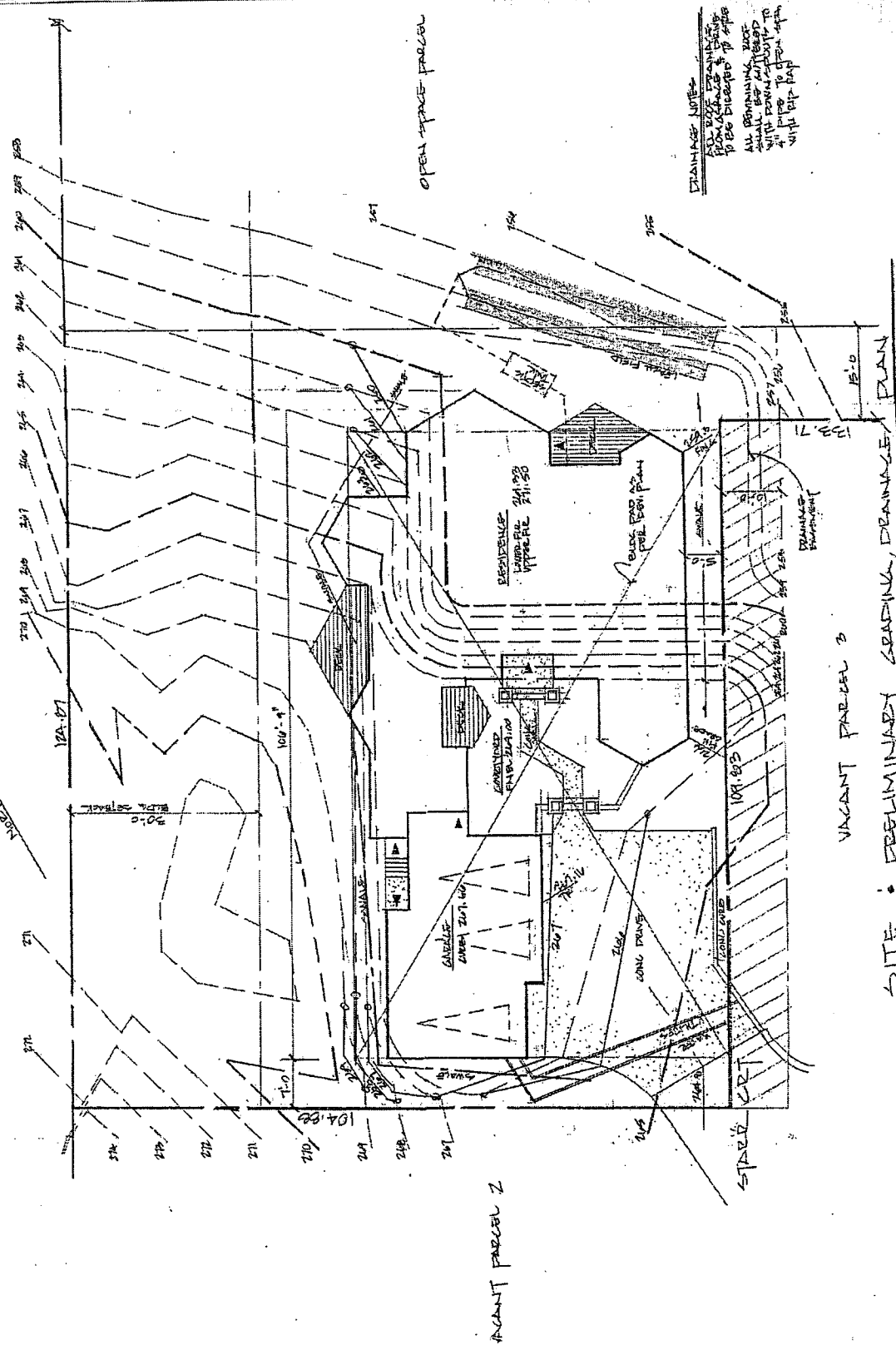
Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

Overall Site Plan 2

REUSE

RESIDENCE



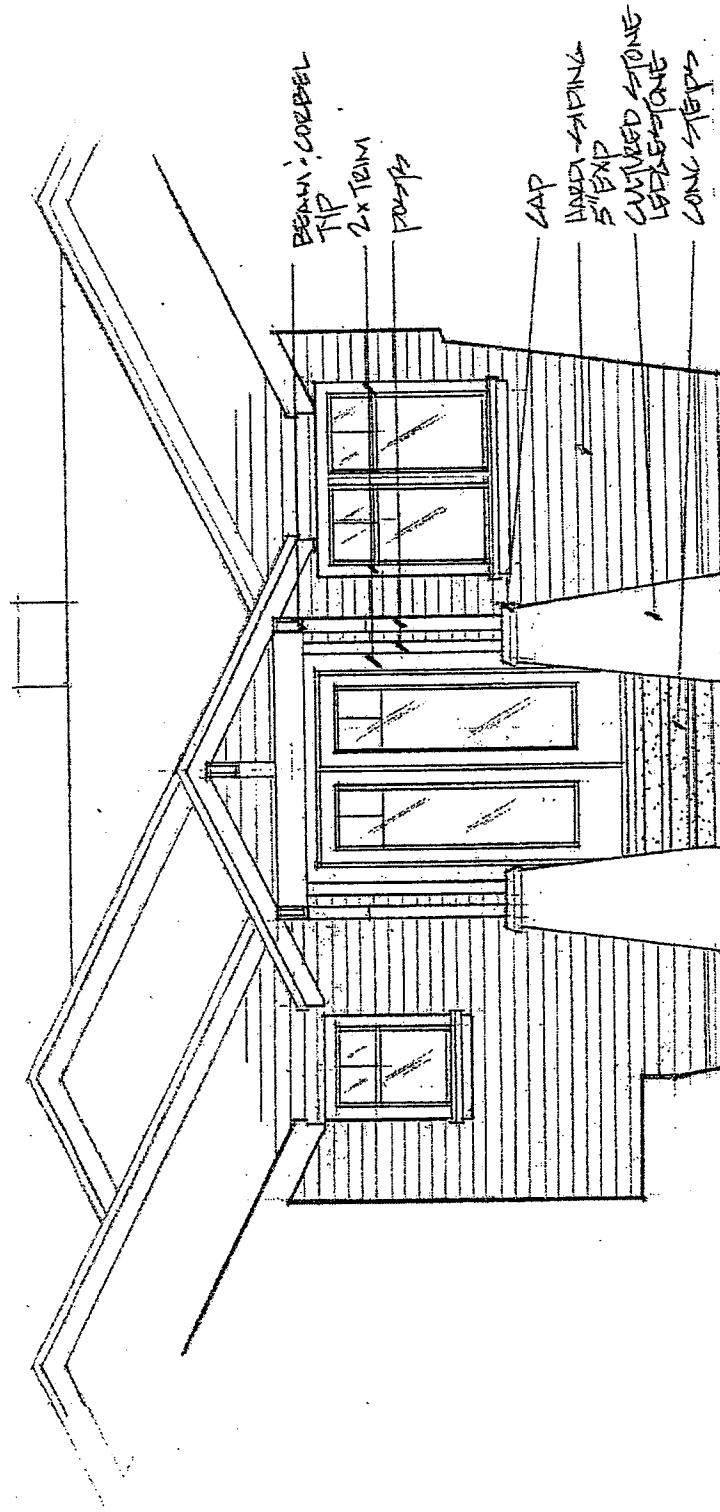
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT



Site Plan



COURTYARD ELEVATION (SOUTH)

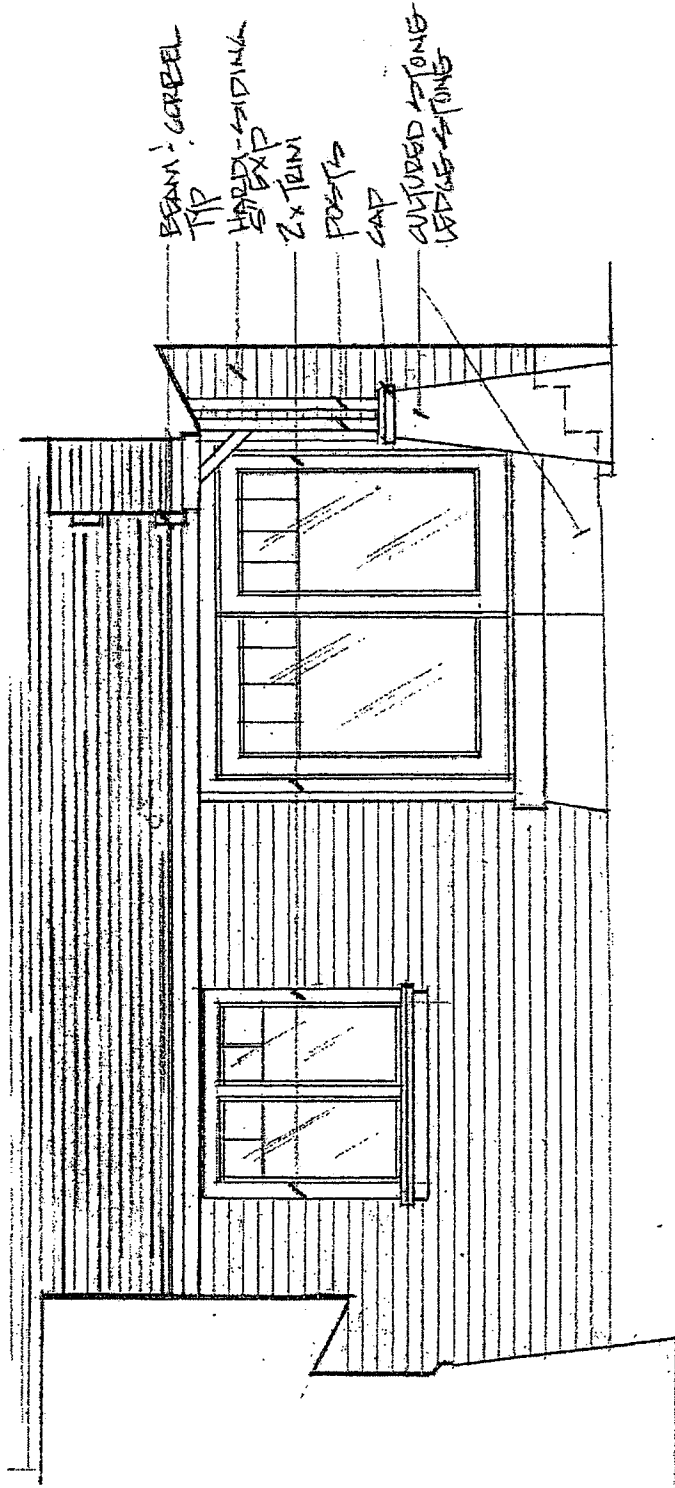
SCALE 3/4" = 1' - 0"

PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

Courtyard Elevation

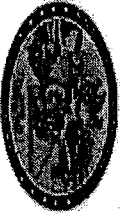


COURTYARD ELEVATION (EAST)

SCALE 1/4" = 1' - 0

PROJECT

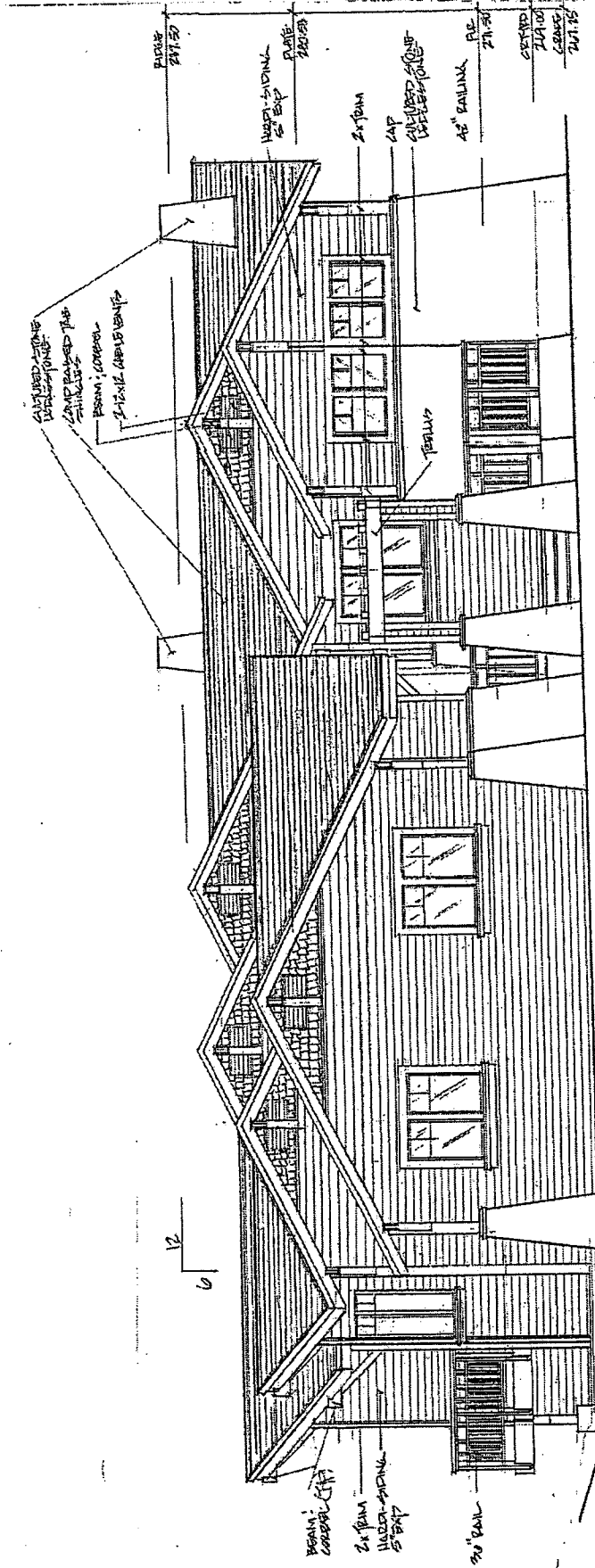
Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Courtyard Elevation





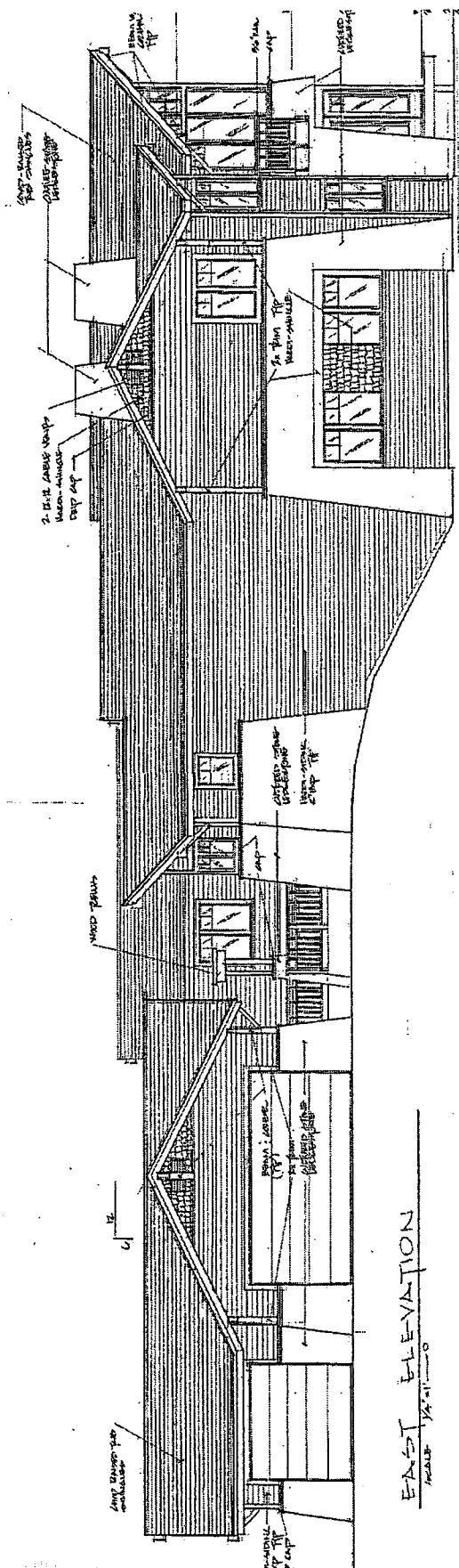
SOUTH ELEVATION  
FRAMES 1/4" = 1' - 0"

PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

EXHIBIT

Elevations

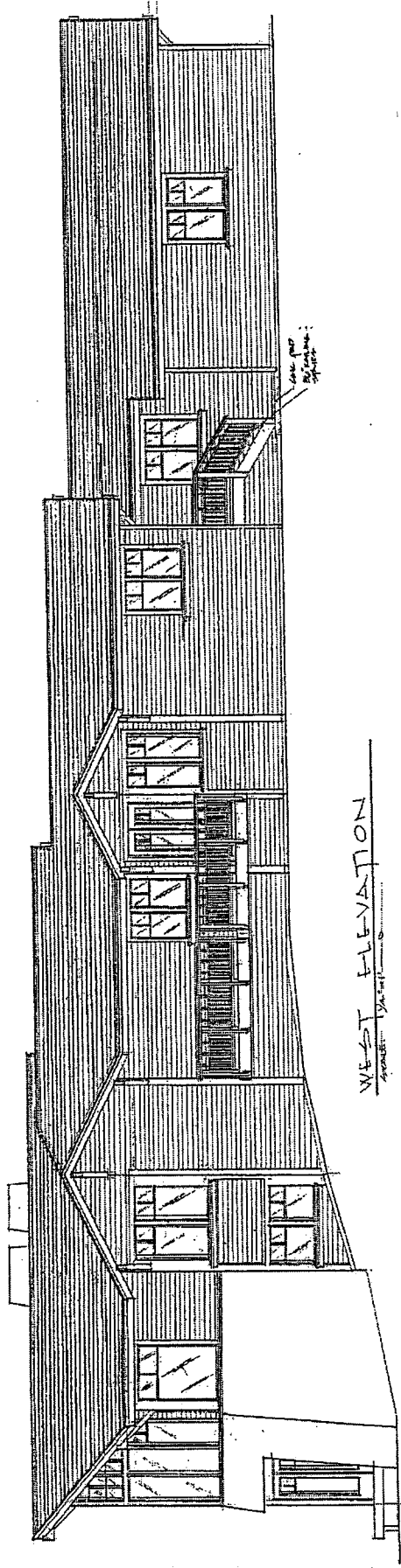


Minor Use Permit  
ANDERSON DRC2005-00002



**JULIEN**

## Elevations



WEST ELEVATION

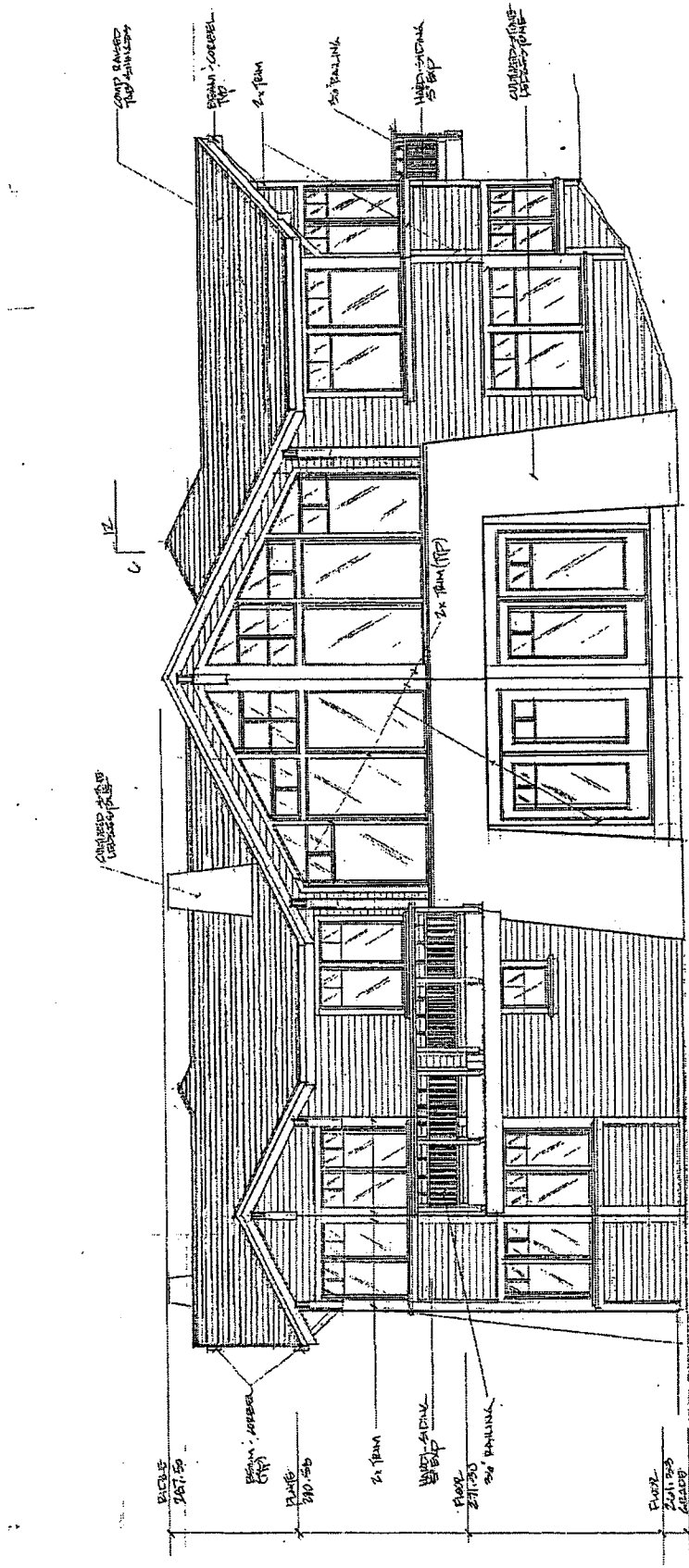
PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002

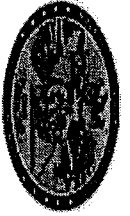


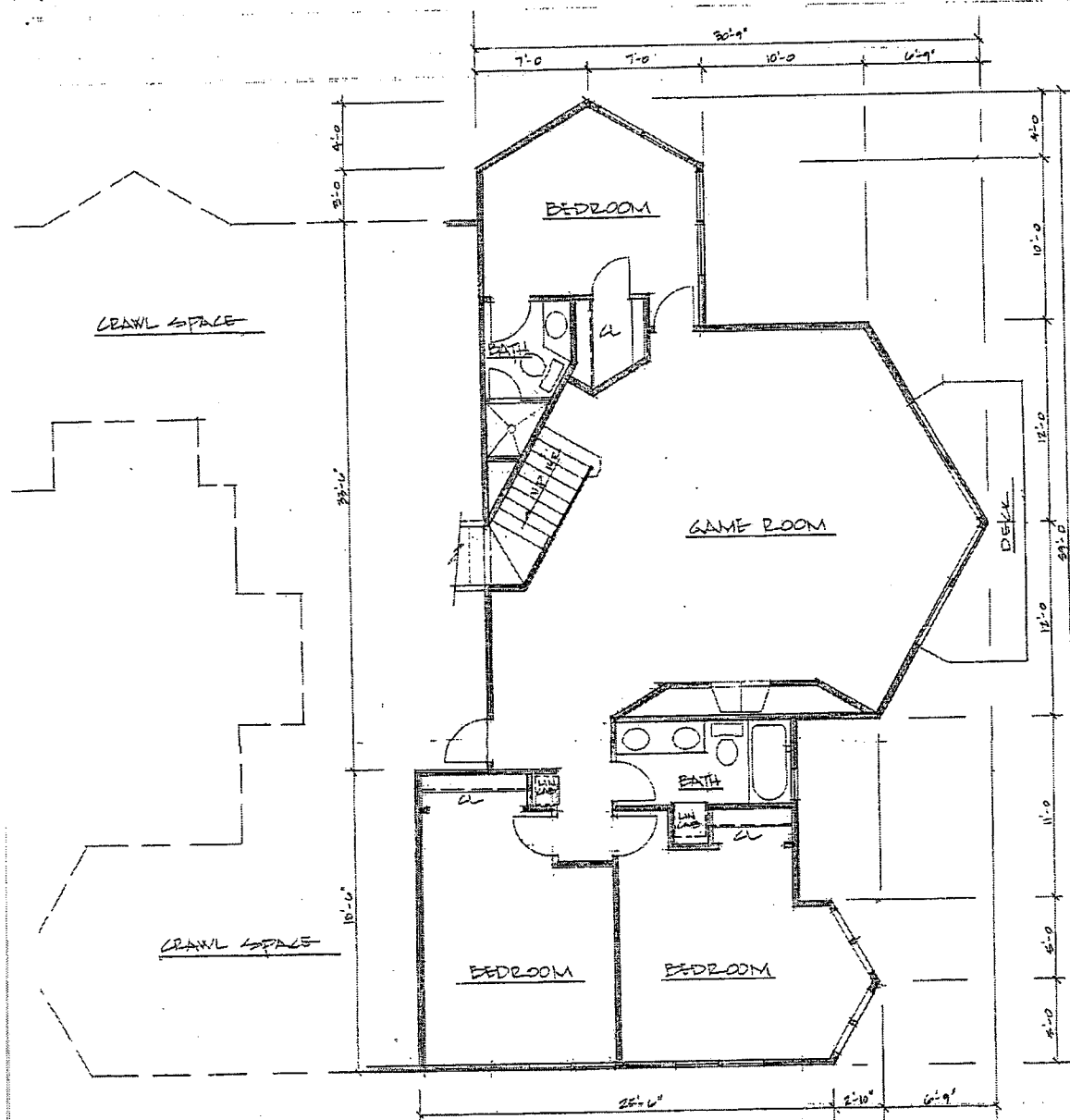
EXHIBIT

Elevations



NOTATION





LOWER FLOOR PLAN  
SCALE 1/4" = 1'-0" 1320 SQA FT

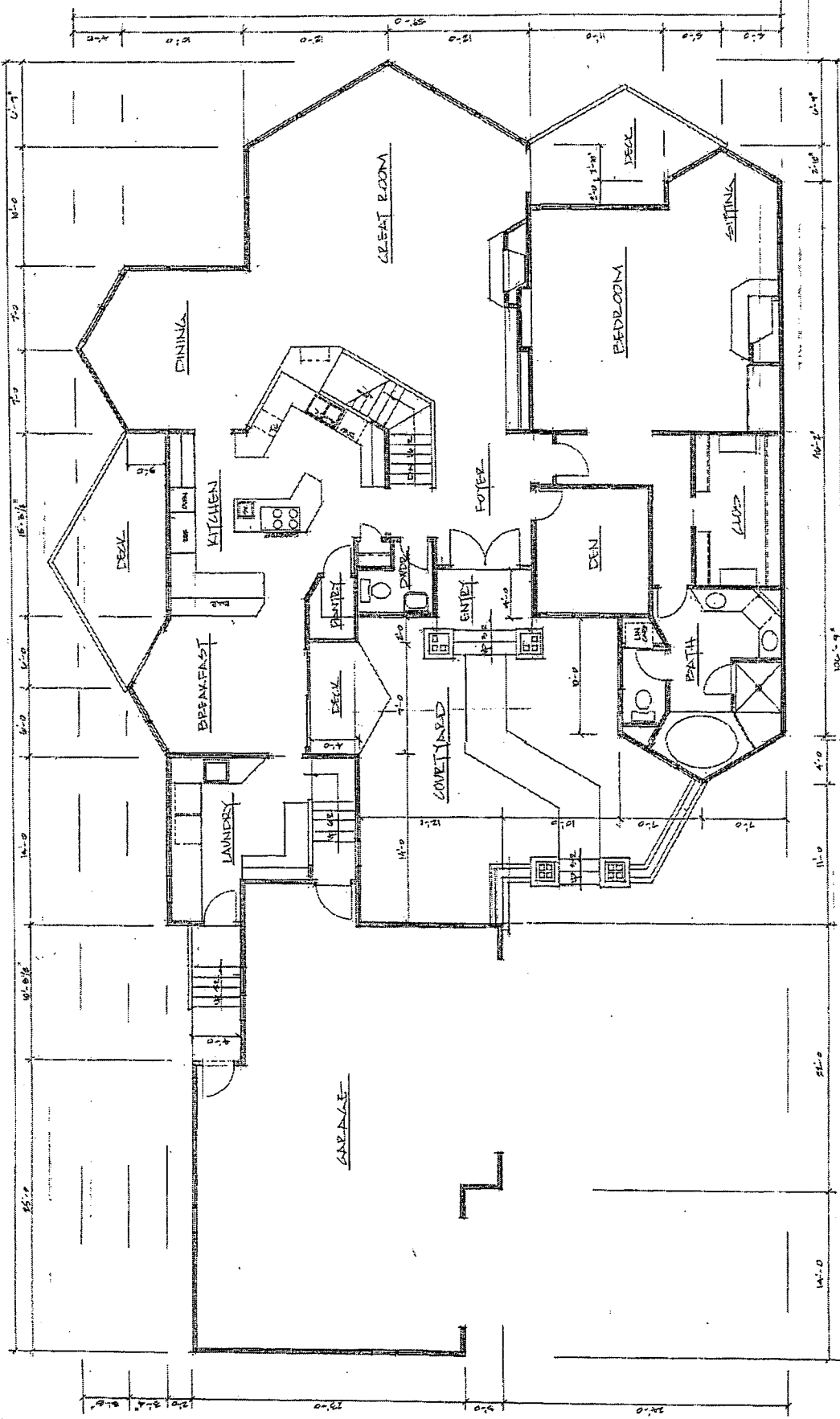
EXHIBIT

Lower Floor Plan



PROJECT

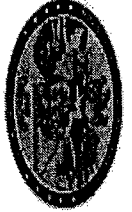
Minor Use Permit  
 ANDERSON DRC2005-00002



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT

Minor Use Permit  
ANDERSON DRC2005-00002



EXHIBIT

Second Floor Plan

October 31, 2005

**DEVELOPER'S STATEMENT FOR  
ANDERSON MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT;  
ED05-107 (DRC2005-00002)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Archaeology

1. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
  - a. List of personnel involved in the monitoring activities;
  - b. Description of how the monitoring shall occur;
  - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
  - d. Description of what resources are expected to be encountered;
  - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
  - f. Description of procedures for halting work on the site and notification procedures;
  - g. Description of monitoring reporting procedures.

**Monitoring:** A plan shall be submitted by the consulting archaeologist. Compliance will be verified by the Department of Planning and Building.

2. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.


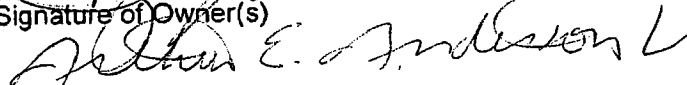
3. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

**Monitoring:** A report shall be submitted by the consulting archaeologist. Compliance will be verified by the Department of Planning and Building.

4. **Prior to building permit issuance**, the applicant shall provide documentation that an exemption from the Regional Water Quality Control Board has been granted for the parcel.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

*The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

  
Signature of Owner(s)  


Date 11/4/05

Name of Owner - Print

Cheryl J. Anderson  
Arthur E. Anderson, Jr.





SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

JUL 11 2005

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

7/7/05

FROM

PW

Anderson

FROM  
VO

Coastal Team

(Please direct response to the above)

DRC 2005-00002

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

MWP → SFR w/ garage. 4,738  
sq. ft. total. Located off Starr Court in Los Osos  
on 2.79 acres. APN: 074-325-061.

Return this letter with your comments attached no later than:

7/22/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND APPROVAL - NO CONCERNS AT THIS TIME.

1st Fees will be due with Bldg Permit.

08 AUG 2005

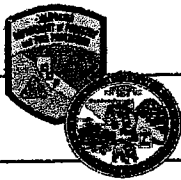
Date

Goodwin

Name

5252

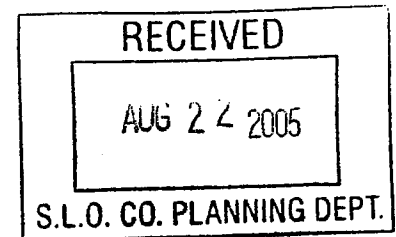
Phone



CDF/San Luis Obispo County  
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93406

August 17, 2005



County of San Luis Obispo  
Department of Planning/Building  
County Government Center  
San Luis Obispo, CA 93408

Dear Coastal Team,

## MINOR USE PLAN

**Name: Anderson Project Number: DRC2005-00002**

The Department has reviewed the minor use plans submitted for the proposed single family residence project located on Starr Crt., Los Osos. The property is located within moderate fire hazard severity area, and will require a minimum 5 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

### BUILDING SETBACKS

All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.

### ROOF COVERINGS

All new structures within "moderate" fire severity zones shall have a minimum of at least a Class A roof covering.

### FIRE EXTINGUISHING SYSTEM

- The proposed project is required to install a residential fire/life safety sprinkler system.
- The automatic fire extinguishing system shall comply with National Fire Protection Association Pamphlet 13D.
- Plans shall be submitted for review and approval to the County Building Department.
- The Contractor shall be licensed by the State of California [CFC 1003.1.1 amended/Title 19, Section 19.20.029 (a)].

### COMMUNITY WATER SYSTEM

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the California Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended, and in Appendix III-A.
- The proposed project shall provide a minimum 1000 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

### WATER SUPPLY CONNECTION

One fire hydrant shall be required.

- Fire hydrants are to be located with a maximum normal spacing of 500 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4½ inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
  - (a) On a fire resistive post within 3 feet of fire hydrant.
  - (b) On a non-skid surface, center of roadway, to the fire hydrant side.

## **ACCESS**

Access road width shall be 18 feet.

Driveway width shall be 10 feet.

All road and driveway surfaces shall be all weather.

All surfaces shall be constructed to meet a load capacity of 20 tons.

Any grade exceeding 12% shall be a non-skid surface.

## **ADDRESSING**

Legible address numbers shall be placed on all residences.

Legible address numbers shall be located at the driveway entrance.

## **VEGETATION CLEARANCE**

To provide safety and defensible space the following shall be required:

To each side of roads and driveways a 10-foot fuelbreak shall be provided.

Maintain around all structures a 30-foot firebreak.

➤ This does not apply to landscaped areas and plants.

Remove any part of a tree that is within 10 feet of a chimney outlet.

Maintain any tree adjacent to or overhanging any building free of deadwood.

Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

## **FINAL INSPECTION**

The project will require final inspection. Please allow five (5) working days for final inspection. When the safety requirements have been completed, call Fire Prevention at (805) 543-4244, extension 2220, to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at [www.cdfslo.org](http://www.cdfslo.org) ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,



Gilbert R. Portillo  
Fire Inspector

C:



## MEMORANDUM

**TO:** Department of Planning and Building  
Coastal Team

**FM:** George J. Milanés, Utilities Manager *GJM 7/25/05*

**RE:** Project Referrals

**DATE:** July 25, 2005

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**Project Number/Name**

DRC 2005-00002/ Anderson

District purview limited to storm drainage in the Cabrillo Estates subdivision. Project should not create erosion or storm water run-off from the property and/or construction site. Mitigation recommended for these impacts during the wet weather period (October – May)

Should you have any questions, please contact Margaret Falkner of my staff at 528-9376.



KOB  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR  
**RECEIVED**  
JUL 14 2005

THIS IS A NEW PROJECT REFERRAL

DATE:

7/7/05

TO:

Los Osos CSD

FROM:

Coastal Team

(Please direct response to the above)

BY:

Anderson

DRL 2005-00002

Project Name and Number

Development Review Section (Phone:

788-2009

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

MWP -> SFR w/ garage. 4,738  
sq. ft. total. Located off Starr Court in Los Osos  
on 2.79 acres. APN: 074-325-061.

Return this letter with your comments attached no later than:

7/22/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES

NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

See attached -

Date

7/25/05

Name

[Signature]

Phone

528-9376

October 31, 2005

**DEVELOPER'S STATEMENT FOR  
ANDERSON MINOR USE PERMIT/COASTAL DEVELOPMENT PERMIT;  
ED05-107 (DRC2005-00002)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Archaeology

1. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan prepared by a subsurface qualified archaeologist, for the review and approval of the Environmental Coordinator. The monitoring plan shall include:
  - a. List of personnel involved in the monitoring activities;
  - b. Description of how the monitoring shall occur;
  - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
  - d. Description of what resources are expected to be encountered;
  - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
  - f. Description of procedures for halting work on the site and notification procedures;
  - g. Description of monitoring reporting procedures.

**Monitoring:** A plan shall be submitted by the consulting archaeologist.  
Compliance will be verified by the Department of Planning and Building.

2. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigations as required by the Environmental Coordinator.

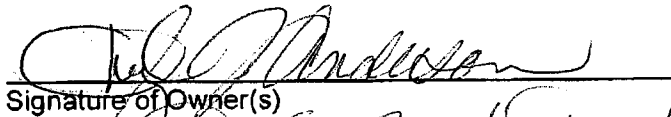
3. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first,** the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

**Monitoring:** A report shall be submitted by the consulting archaeologist.  
Compliance will be verified by the Department of Planning and Building.

4. **Prior to building permit issuance,** the applicant shall provide documentation that an exemption from the Regional Water Quality Control Board has been granted for the parcel.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

*The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

  
Signature of Owner(s)

Date 11/4/05

Name of Owner - Print

Cheryl J. Anderson  
Arthur E. Anderson, Jr.